



**AGENDA
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS**

Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, June 25, 2026
Regular Meeting at 6:00 PM



Place 1 – Donnie Mahan, Chair
Place 2 – Joseph Morales
Place 3 – Karen Lewis
Place 4 – Jay Coats

Place 5 – James Oliver
Place 6 – Laura Lantrip, Vice-Chair
Place 7 – Tyler Bray
Staff Liaison – Robin Griffin

The meeting will also be live-streamed at the following link: <https://www.leandertx.gov/video>.

REGULAR MEETING

1. Call to Order.
2. Roll Call.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the June 4, 2026 and June 18, 2026 meetings.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

CONSENT AGENDA: ACTION

6. Approval of the minutes for meeting held on May 28, 2026.
7. Approval of the extension of the application expiration for Subdivision Case FP-24-0153 183A RE Investments Final Plat; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Subdivision Case PICP-24-0130 183A RE Investments development; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case PICP-25-0188 Reagan PS & GST Construction Plan; on one (1) Parcel of land 3.0 acres ± in size; more particularly described by

Williamson Central Appraisal District Parcel R031530, generally located at 16070 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

10. Approval of the extension of the application expiration for Site Development Case SD-24-0272 Ronald Reagan Gas Station; on one (1) parcel of land 1.167 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R639668, commonly known as 18129 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

PUBLIC HEARING: ACTION

11. Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0195 to amend the Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land approximately 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas.
 - Discuss and consider action regarding Zoning Case Z-25-0195 as described above.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action

REGULAR AGENDA

12. Discuss and consider action regarding Tree Removal Case TRP-25-0050 regarding the removal of four (4) Significant Trees and one (1) Heritage Tree associated with the Suds Deluxe Car Wash, generally located at 675 Kauffman Loop, Leander, Williamson County, Texas.
 - a. Staff Presentation
 - b. Applicant Presentation
 - c. Open Public Hearing
 - d. Close Public Hearing
 - e. Discussion
 - f. Consider Action
13. Adjournment

CERTIFICATION

The City of Leander is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call the City Secretary at (512) 528-2743 for information. Hearing impaired or speech disabled persons equipped with telecommunication devices for the deaf may call (512) 528-2800. I certify that the above agenda for this meeting of the Planning and Zoning Commission of the City of Leander, Texas, was posted on the bulletin board at City Hall in Leander, Texas, on the 17th day of June, 2026 by 5:00 p.m. pursuant to Chapter 551 of the Texas Government Code.



Karina Castillo, AICP, Planning Manager



EXECUTIVE SUMMARY
6/25/2026

AGENDA SUBJECT:

Approval of the minutes for meeting held on May 28, 2026.

BACKGROUND:

HISTORY/TIMELINE:

APPLICANT/AGENT:

RECOMMENDATION:

Staff recommends approval of minutes.

PRESENTER:

Attachments:

1. 5-28-2026 P & Z minutes



**MINUTES
PLANNING & ZONING COMMISSION MEETING
CITY OF LEANDER, TEXAS**



Pat Bryson Municipal Hall
201 North Brushy Street - Leander, Texas
Thursday, May 28, 2026
Regular Meeting at 6:00 PM

| | |
|--------------------------------------|--|
| Place 1 – Donnie Mahan, Chair | Place 5 – James Oliver |
| Place 2 – Joseph Morales | Place 6 – Laura Lantrip, Vice-Chair |
| Place 3 – Karen Lewis | Place 7 – Tyler Bray |
| Place 4 – Jay Coats | Staff Liaison – Robin Griffin |

REGULAR MEETING

1. Call to Order.
Meeting was called to order at 6:00 p.m.
2. Roll Call.
All commissioners were present.
3. Director's report to the Planning & Zoning Commission on action taken by City Council on the May 21, 2026 meeting.
4. Review of meeting protocol.
5. Public comments on items not listed in the agenda.

Public comments on items listed in the agenda will be heard at the time each item is discussed.

[All comments are limited to no more than 3 minutes (6 minutes if translation is needed) per individual.]

No one wished to speak.

CONSENT AGENDA: ACTION

Motion to approve consent agenda items 6, 7, 9, 10, and 11.

By: Board Member Bray
Seconded: Board Member Oliver

Vote: 7 - 0

Motion to deny consent agenda item 8 for further legal review.

By: Board Member Bray
Seconded: Board Member Oliver

Vote: 4-3 Board Member Lewis, Board Member Lantrip, Board Member Oliver.

6. Approval of the minutes for meetings held on April 23, 2026 and May 14, 2026.
7. Approval of the extension of the application expiration for Subdivision Case FP-24-0202 Hub Commercial Short Form Final Plat; on one (1) parcel of land 3.978 acres ± in size; more particularly described by Williamson Central Appraisal District parcel R346169, generally located southeast of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas.
8. Approval of the extension of the application expiration for Subdivision Case PICIP-24-0124 Bagdad Retail Outlet Construction Plans; on one (1) parcel of land 2.044 acres ± in size; more particularly described by Williamson Central Appraisal District parcel R031686, generally located northeast of the intersection of N. Bagdad Road and Middle Brook Drive, Leander, Williamson County, Texas.
9. Approval of the extension of the application expiration for Subdivision Case PICIP-24-0140 Messina Commercial Construction Plans; on three (3) parcels of land 2.05 acres ± in size; more particularly described by Williamson Central Appraisal District Parcels R032239, R616531, and R616532, generally located northeast of the intersection of US 183 and Huddleston Road, Leander, Williamson County, Texas.
10. Approval of the extension of the application expiration for Subdivision Case PICIP-24-0184 Hub Commercial Development; on one (1) parcel of land 3.978 acres ± in size; more particularly described by Williamson Central Appraisal District parcel R346169, generally located southeast of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas.
11. Approval of the extension of the application expiration for Site Development Case SD-24-0285 Hub Commercial; on one (1) parcel of land 3.978 acres ± in size; more particularly described by Williamson Central Appraisal District parcel R346169, generally located southeast of the intersection of 183A Toll Road and Hero Way, Leander, Williamson County, Texas.

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| PUBLIC HEARING: ACTION |
|-------------------------------|

12. Conduct a Public Hearing regarding Ordinance Case OR-26-0036 to amend the Composite Zoning Ordinance to update Article I, Section 6 to add definitions, modify Article III, Section 20 to update the use matrix, and update Article IV to add use standards for In-Home Day Care regulations, and to provide for related matters; Williamson & Travis Counties, Texas. Applicant: City of Leander.

- Discuss and consider action regarding Ordinance Case OR-26-0036 as described above.

Public Hearing opened at 6:11 p.m.; Public Hearing closed at 6:11 p.m.; following discussion.

No one spoke in favor or opposition of the request.

Board Member Bray recused at 6:23 p.m.

Motion to approve Ordinance Case OR-26-0036.

By: Board Member Oliver

Seconded: Board Member Mahan

Vote: 2 - 4 Board Member Lantrip, Board Member Morales, Board Member Lewis, Board Member Coats

Motion failed.

Motion to approve Ordinance Case OR-26-0036 to approve six (6) children and update the draft ordinance to remove the extra requirements for day care with twelve (12) children.

By: Board Member Morales
Seconded: Board Member Lantrip

Vote: 5 - 1 Board Member Oliver

REGULAR AGENDA

13. Adjournment
Robin Griffin received confirmation from Legal that multiple extensions are allowed specific to Subdivision Applications only. Commission took motion to approve consent agenda item 8 at 6:29 p.m.

Motion to approve consent agenda item 8.

By: Board Member Lantrip
Seconded: Board Member Lewis

Vote: 7 - 0

Meeting adjourned at 6:30 p.m.

APPROVED

CHAIR

ATTEST:

STAFF LIAISON



EXECUTIVE SUMMARY
6/25/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case FP-24-0153 183A RE Investments Final Plat; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the final plat for 183A RE Investments, which is a 9.614-acre commercial subdivision including four (4) commercial lots.

Article II, Section 24 (g) of the Subdivision Ordinance includes the following provisions.

(g) Application Expiration.

(1) The Final Plat application shall expire nine (9) months after the date that all initial staff review comments from all reviewing departments have been issued on the application if the final plat is not approved due to the applicant's failure to cause the application to comply with applicable city regulations.

(2) The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining approval of the final plat. Substantial progress shall consist of, at a minimum, a resubmission of the final plat and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.

The applicant is requesting a six (6) month extension of the application to provide additional time to complete associated project such as related easements. Once the review of the public improvement construction plans is complete, they will complete the review and recordation of the final plat.

HISTORY/TIMELINE:

05/08/2025 - Final Plat Application Expired

11/08/2025 - Final Plat Application Staff Extension Expired

05/08/2026 - Final Plat Application Commission Extension Expired

APPLICANT/AGENT:

DCS Engineering, LLC (Rodrigo Maldonado) on behalf of 183A RE Investments, Inc.

RECOMMENDATION:

The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The final plat application expires nine (9) months after the first review comment letter for the final plat is sent to the applicant.

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the request for extension; or
2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the final plat. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to November 8, 2026 and will allow the developer to finalize the plat requirements for approval.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. FP-24-0153 Att 1 183 RE Investments Request Letter
2. FP-24-0153 Att 2 183A RE Investments



DCS Engineering, LLC
1101 S. Capital of Texas Highway
Building G-100
Austin, Texas 78746
Tel: (512) 614-6171
T.B.P.E. Firm No. F-13162
www.DCS-Engineering.com

May 18, 2026

Ms. Veronica Tovar
City of Leander
201 N Brushy Street
Leander, TX 78641

Reference: 183A Re Investments
Extension Request Letter
DCS Project No.: 20101498

Dear Ms. Veronica,

The initial staff review comment letter for project FP-24-0153 183A Re Investments Final Plat was issued on August 8, 2024. The project requires a 10-ft waterline easement, the process for the easement recordation has been followed, and this is controlling the project to resubmit, and getting the approval from the city. As the application expired on May 8, 2026, we respectfully request an extension to maintain the active status of the application.

If you have questions, please call me at (512) 614-6171.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rodrigo Maldonado'.

Rodrigo Maldonado, P.E.
Lead Project Engineer



EXECUTIVE SUMMARY
6/25/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PICP-24-0130 183A RE Investments development; on one (1) parcel of land 9.614 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R461862, generally located approximately 700 feet from the intersection of Aven Way and 183A Toll Road on the east side of 183A Toll Road, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the construction plans for 183A RE Investments, which is a 9.614-acre commercial subdivision including four (4) commercial lots.

Article II, Section 23(g) of the Subdivision Ordinance includes the following provisions.

g. Application Expiration.

- (1) The Construction Plans application shall expire nine months (9) after the date that all initial staff review comments from all reviewing departments have been issued on the application if the construction plans are not approved due to the applicant’s failure to cause the application to comply with applicable city regulations.
- (2) The Planning Department may grant one six-month (6) extension if the applicant can show substantial progress in obtaining approval of the construction plans. Substantial progress shall consist of, at a minimum, a resubmission of the construction plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.

The applicant is requesting a six (6) month extension of the application to provide additional time to address the final comments and easements requirement.

HISTORY/TIMELINE:

- 05/08/2025 - Construction Plans Application Expired
- 11/08/2025 - Construction Plans Application Staff Extension Expired
- 05/08/2026 - Construction Plans Application Commission Extension Expired

APPLICANT/AGENT:

DCS Engineering, LLC (Rodrigo Maldonado) on behalf of 183A RE Investments, Inc.

RECOMMENDATION:

The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The construction plan application expires nine (9) months after the first review comment letter for the construction plan is sent to the applicant and allows for staff to grant one (1) additional extension.

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the request for extension; or
2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the submittal of the construction plan application. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to November 8, 2026, and will allow the developer to finalize the construction plans for approval by the city and schedule a pre-construction meeting.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. PICIP-24-0130 Att 1 183A RE Investments Extension
2. PICIP-24-0130 Att 2 183A RE Investments - Location Map



DCS Engineering, LLC
1101 S. Capital of Texas Highway
Building G-100
Austin, Texas 78746
Tel: (512) 614-6171
T.B.P.E. Firm No. F-13162
www.DCS-Engineering.com

May 18, 2026

Ms. Veronica Tovar
City of Leander
201 N Brushy Street
Leander, TX 78641

Reference: 183A Re Investments
Extension Request Letter
DCS Project No.: 20101498

Dear Ms. Veronica,

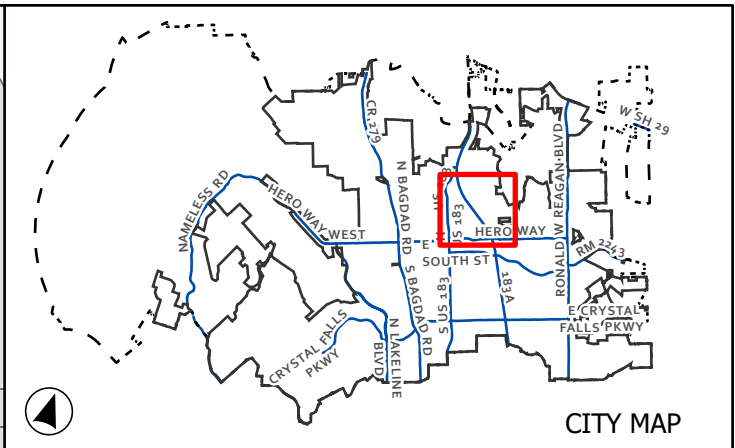
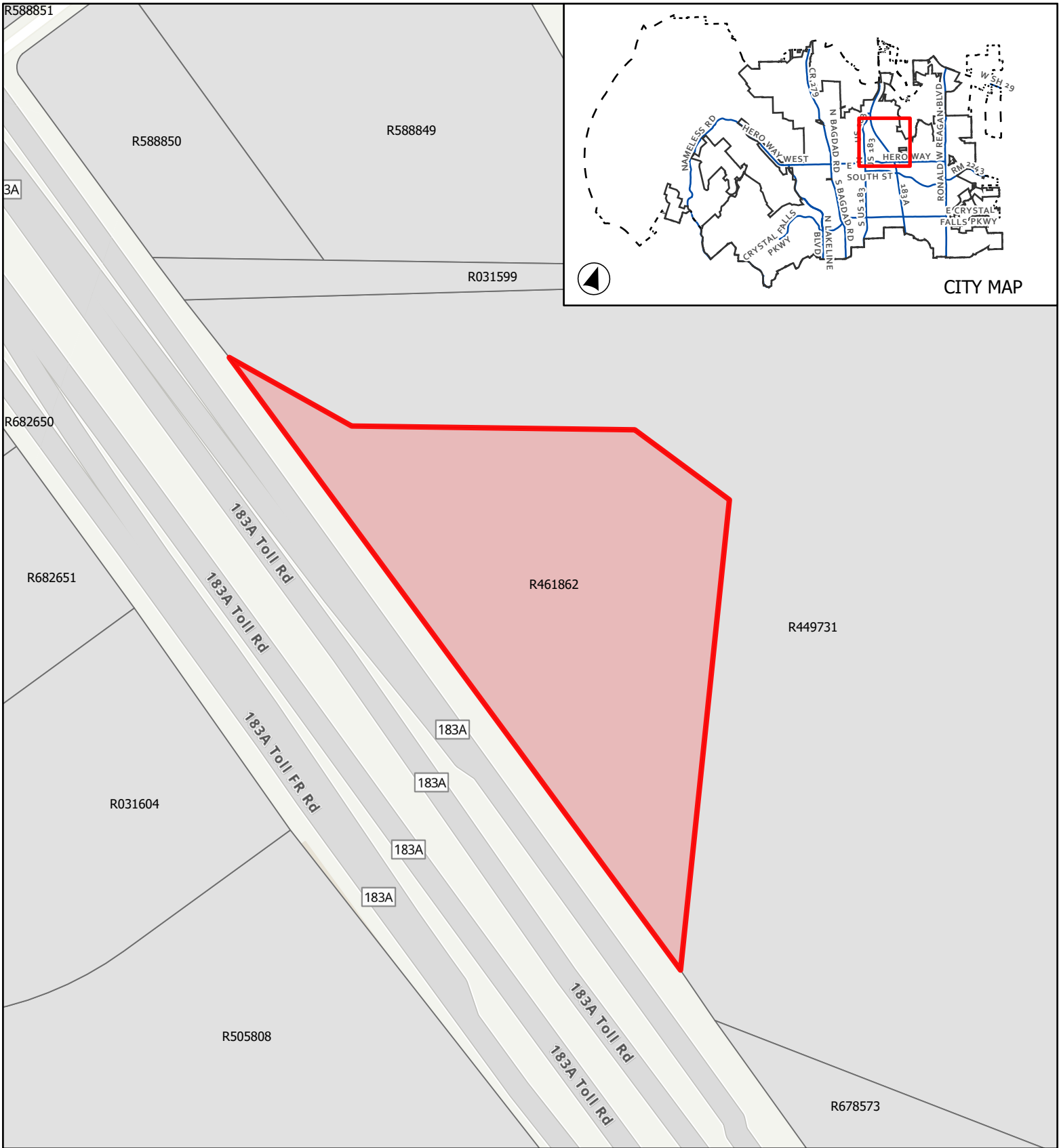
The initial staff review comment letter for project PICP-24-0130 183A Re Investments Construction Plan was issued on August 8, 2024. The project requires a 10-ft waterline easement, the process for the easement recordation has been followed, and this is controlling the project to resubmit, and getting the approval from the city. As the application expired on May 8, 2026, we respectfully request an extension to maintain the active status of the application.

If you have questions, please call me at (512) 614-6171.

Sincerely,

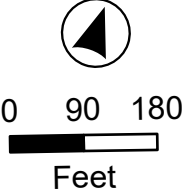
A handwritten signature in black ink, appearing to read 'Rodrigo Maldonado'.

Rodrigo Maldonado, P.E.
Lead Project Engineer



CASE: PICP-24-0130 ATTACHMENT 2 183A RE INVESTMENTS

Location Map



- City Limits
- ETJ
- Subject Boundary

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



EXECUTIVE SUMMARY
6/25/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Subdivision Case PICP-25-0188 Reagan PS & GST Construction Plan; on one (1) Parcel of land 3.0 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R031530, generally located at 16070 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the construction plan for Reagan PS & GST Construction Plan, which is a 3.0 acre site including the pump station and ground storage tank as a part of a Capital Improvement Project. Article II, Section 23(g) includes the following provisions.

g. Application Expiration.

- (1) The Construction Plans application shall expire nine months (9) after the date that all initial staff review comments from all reviewing departments have been issued on the application if the construction plans are not approved due to the applicant's failure to cause the application to comply with applicable city regulations.
- (2) The Planning Department may grant one six-month (6) extension if the applicant can show substantial progress in obtaining approval of the construction plans. Substantial progress shall consist of, at a minimum, a resubmission of the construction plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.

The applicant is requesting another six (6) month extension of the application in order to allow the city additional time to address the pending comments.

HISTORY/TIMELINE:

11/14/2026 - Construction Plans Application Expired
05/14/2026 - Construction Plans Application Staff Extension Expired

APPLICANT/AGENT:

K Friese + Associates (Greg Blackburn) on behalf of the City of Leander.

RECOMMENDATION:

The Subdivision Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The construction plans application expires nine (9) months after the first review comment letter for the construction plans is sent to the applicant.

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the request for extension; or

2. Deny the request for extension.

Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the submittal of the construction plans. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to November 14, 2026, and will allow the city to finalize the construction plans for approval and schedule a pre-construction meeting.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. PICP-25-0188 Att 1 Reagan PS & GST - Extension Request
2. PICP-25-0188 Att 2 Reagan PS & GST - Location Map

May 28, 2026

1120 S. Capital of Texas Hwy
CityView 2, Suite 100
Austin, TX 78746

Veronica Tovar
Planning Coordinator
Planning Department
201 N Brushy Street
Leander, TX 78641

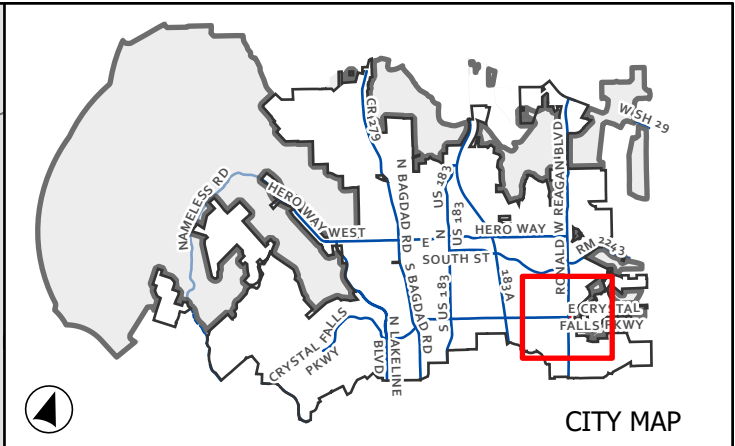
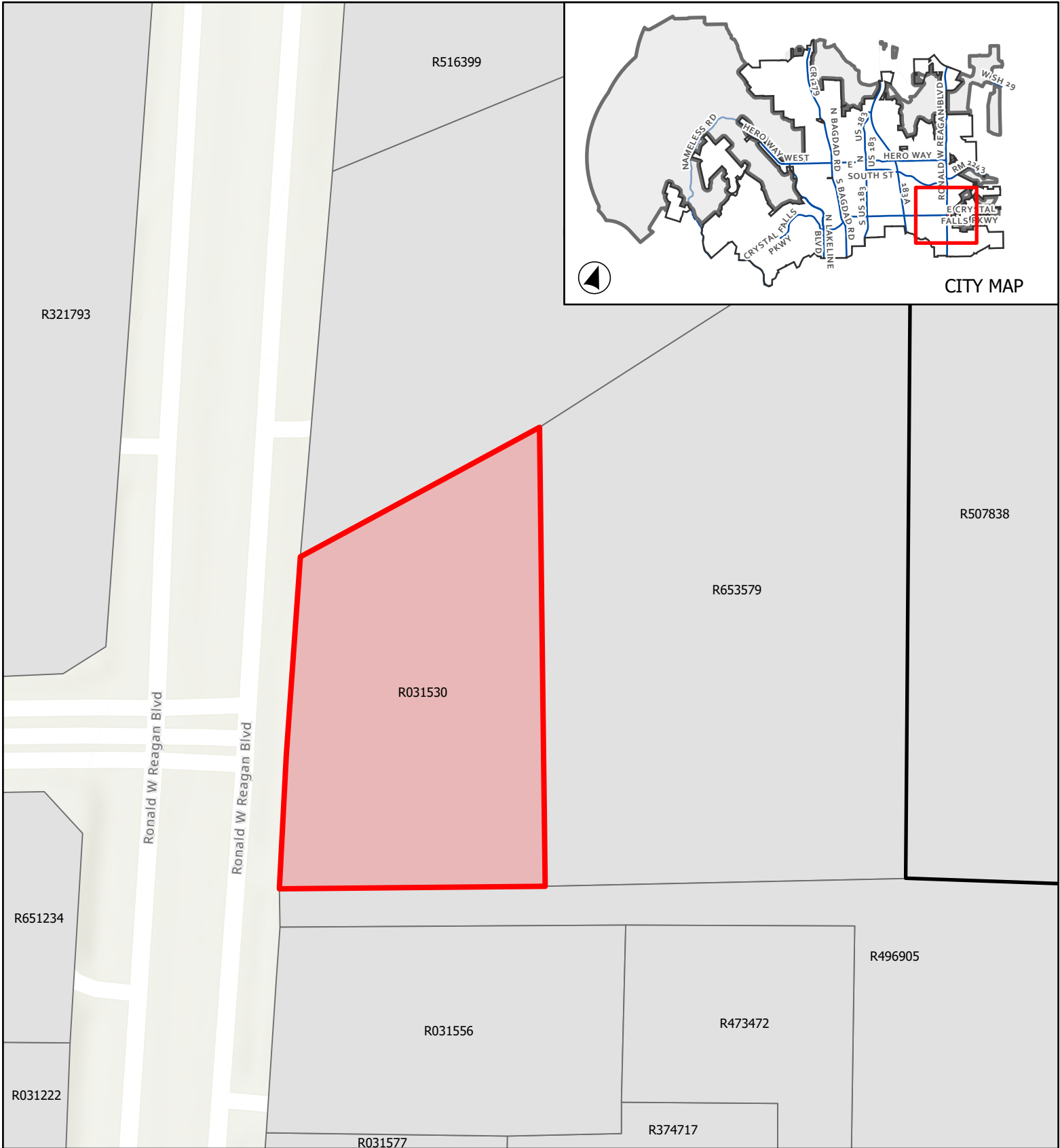
Dear Ms. Tovar:

HW Lochner would like to formally request an extension on our construction permit (PICP-25-0188), which expires on May 14th, 2025.

Sincerely,



Greg Blackburn, PE



CITY MAP

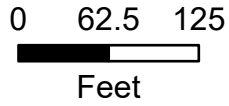
CASE: PICP-25-0188

ATTACHMENT 2

REAGAN PS & GST
CONSTRUCTION PLAN (CIP)

Location Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- City Limits
- ETJ
- Subject Boundary



EXECUTIVE SUMMARY
6/25/2026

AGENDA SUBJECT:

Approval of the extension of the application expiration for Site Development Case SD-24-0272 Ronald Reagan Gas Station; on one (1) parcel of land 1.167 acres ± in size; more particularly described by Williamson Central Appraisal District Parcel R639668, commonly known as 18129 Ronald W. Reagan Boulevard, Leander, Williamson County, Texas.

BACKGROUND:

This request is for an extension of the expiration date of the site development for Ronald Reagan Gas Station, which is a 1.167 acre commercial site development including a fuel station and convenience store and the associated improvements.

Article IX, Section 3(b)(3) of the Composite Zoning Ordinance includes the following provisions.

(b) Expiration of application.

- (1) Prior to an application being accepted for review and processing, an application shall expire on the forty-fifth (45th) day after the date the application is submitted to the City if:
 - (i) The applicant fails to provide documents or other information necessary to comply with requirements relating to the form and content of the application set forth in this Ordinance;
 - (ii) Within ten (10) business days of the date the application is submitted to the City, the City provides the applicant written notice of the failure that specifies the necessary documents or other information that are missing from the application and the date the application will expire if the documents or other information is not provided; and
 - (iii) The applicant fails to provide the specified documents or other information within the time provided in the notice.
- (2) After an application is accepted for review and processing, the site development permit application shall expire within nine (9) months of the date that all initial staff review comments from all reviewing departments have been issued on the application if a permit has not been issued due to the applicant's failure to cause the proposed application to comply with applicable city regulations. The Planning Department may grant one six (6) month extension if the applicant can show substantial progress in obtaining a permit. Substantial progress shall consist of, at a minimum, a resubmission of the plans and all relevant materials by the applicant that address all initial staff review comments from all reviewing departments.
- (3) If the permit has not been issued after the administrative extension is granted, the Planning & Zoning Commission may consider one (1) additional six (6) month extension if the applicant can show substantial progress towards obtaining a permit.

The applicant is requesting another six-month (6) extension of the application in order to allow the applicant additional time to address the pending comments on the plans.

HISTORY/TIMELINE:

02/04/2025 – Site Development Application Filed
12/06/2025 – Site Development Application Expired
06/06/2026 – Site Development Application Staff Extension Expired

APPLICANT/AGENT:

Professional Strucivil Engineers, Inc. (Mirza Tahir Baig) on behalf of Baconranch Properties, Inc. (Mustaqali Momin).

RECOMMENDATION:

The Composite Zoning Ordinance includes timelines for application approvals. The timeline/history section of this summary above includes the key dates for this request. The site development application expires nine (9) months after the first review comment letter for the site development is sent to the applicant.

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the request for extension; or
2. Deny the request for extension.

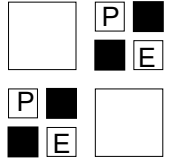
Staff recommends Option 1 listed above – Approve the requested extension. Staff made this recommendation after evaluating any changes made to the ordinances since the approval of the site development. Staff does not see that there is any benefit to the City to not approve the extension. Approving this extension would grant an extension to December 6, 2026 and will allow the developer to finalize the site development for approval. This extension request is within the timeframe permitted by the Composite Zoning Ordinance.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. SD-24-0272 Att 1 Ronald Reagan Gas Station - Extension Request
2. SD-24-0272 Att 2 Ronald Reagan Gas Station - Location Map



Extension Request for Plan Review

December 04, 2025

Veronica Tovar
Planning Coordinator
City of Leander
105 N Brushy Street
Leander, Texas 78641

Reference: Ronald Reagon Gas Station | SD-24-0272
18123 Ronald W. Reagan BLVD, Leander, Texas 78628

Pursuant to your correspondence dated December 4, 2025, regarding the expiration of the review of the Ronald Reagon Gas Station, SD-24-0272, Professional StruCIVIL Engineers, Inc. would like to request an extension for the plan review. This extension will allow the developers to fully address the remaining comments for the plan design.

Please let us know if you have any questions or require additional information for this request.

Sincerely,
PROFESSIONAL StruCIVIL ENGINEERS, INC.

Mirza Tahir Baig, P.E.
Principal



EXECUTIVE SUMMARY
6/25/2026

AGENDA SUBJECT:

Conduct a Public Hearing and consider action regarding Zoning Case Z-25-0195 to amend the Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial) to update the language as it relates to phasing and timing of the development, reduce the total number of apartments, and modify the phasing requirements on two (2) parcels of land approximately 77.90 acres ± in size, more particularly described by Williamson Central Appraisal District Parcels R403524 and R051592; and generally located southwest of the intersection of 183A Toll Road and RM 2243, Leander, Williamson County, Texas.

- Discuss and consider action regarding Zoning Case Z-25-0195 as described above.

BACKGROUND:

This request is the first step in the zoning process. The applicant has submitted a request to amend the Leander Springs PUD language to reflect changes to the development as it relates to project phasing, the lagoon, hotel and multi-family elements. The proposal does comply with the Comprehensive Plan and is appropriate for properties located in a Multi-Use Corridor identified by the Comprehensive Plan.

The original PUD Zoning request (18-TOD-Z-013) was approved on August 2, 2018. Per the property owner's request, this ordinance expired on November 17, 2018 if the developer did not close on the property prior to the expiration date. Upon expiration, the zoning reverted the CD (Conventional Development) Sector.

A new developer submitted a PUD Zoning request (20-TOD-Z-014) with a similar development and was approved on February 4, 2021. This version of the PUD included a timeline for project completion as part of the phasing plan that was tied to a 380 agreement. The phasing required that a Certificate of Completion was issued for the Crystal Lagoon by December 31, 2023 in order to maintain the entitlements. Since the deadline was not met, additional development permits may not be issued until the PUD is amended. If the PUD is not amended, then the development is limited to: 35,000 square feet of Commercial. Commercial is defined as commercial, office, and retail uses.

Following the Planning and Zoning Commission meeting held on May 14, 2026, it was noted that the applicant did not properly notify all Homeowner Associations (HOAs) within 500 feet of the site. The case was postponed to allow the applicant additional time to notify the HOA before the public hearings.

ACTIVE APPLICATIONS

- PUD, Concept Plan, & Preliminary Plat – Initial project approval. Presented to P&Z Commission 10/22/2020. Postponed by the applicant 11/19/2020. Approved by the City 02/04/2021.
- Minor Site Development – Onsite water well testing by the applicant. Application submitted 03/22/2022. Permit issued 5/18/2022 after three reviews.

- Concept Plan & Preliminary Plat Minor Amendment No. 1 – Applicant hired a new engineer that suggested changes to the street network and proposed to remove detention ponds. Application submitted 06/14/2022. Administratively approved by the City 10/05/2022 after four reviews.
- Traffic Impact Analysis – This analyzes potential traffic increases as a result of development buildout, and phasing, on the property. Application submitted 03/01/2023. Approved on 09/27/2024.
- Minor Amendment to the PUD (administrative) – Includes changes to the street types and on-street parking. Application submitted 06/28/2023. Administratively approved by the City 09/12/2023 after two reviews.
- Concept Plan & Preliminary Plat Minor Amendment No. 2 – Includes street name changes, updates to blocks, changes to the tree plan, removal of a waterline, updates to LUE count, and upsizing of a wastewater line. Application submitted 08/15/2023. Administratively approved on 12/19/2023 after four reviews.

Currently, the zoning is limited to 35,000 square feet of commercial uses. This PUD would allow for the following uses:

- Lagoon – A lagoon may be constructed prior to or concurrently with the construction of the first phase of multi-family. There is no deadline for the completion of the lagoon.
- Multi-Family – This proposal includes 1,200 apartment unit as part of a vertical mixed-use building.
- Building Height – Allows for increased height for hotel and office uses that are internal to the site. The original PUD included a height limit of sixty (60’) feet at the southern and western boundaries.
- Trail System – Adds a connection to the Brushy Creek Trail system.

GENERAL INFORMATION:

Current Zoning:

Leander Springs PUD (Planned Unit Development) with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial).

Proposed Zoning:

Leander Springs Planned Unit Development with base zoning districts of MF-2-A (Multi-Family) and GC-3-A (General Commercial).

Size and Location:

The property is generally located southwest of the intersection of 183A Toll Road and RM 2243, including approximately 77.90 acres.

Surrounding Area:

This property is located at the southwest corner of 183A Toll Rd. and RM 2243. To the west is the Horizon Lake subdivision, and to the south is the Parkside Village multi-family.

Previous Zoning Cases:

The following zone cases were previously submitted for this property:

- 07-Z-018 requested a zone change from SFR-1-B (Single-Family Rural), SFS-2-B (Single-Family Suburban) and SFU-2-B (Single-Family Urban) to TOD (Transit Oriented Development), CD (Conventional Development) Sector.
- 18-TOD-Z-013 Leander Springs PUD requested a zone change from PUD/TOD (Planned Unit Development/ Transit Oriented Development) to PUD/TOD (Planned Unit Development/Transit Oriented Development) with the following base zoning districts GC-3-A (General Commercial), MF-2-A (Multi-Family) and SFT-2-A (Single-Family Townhouse) and was approved on 08/02/2018.
- 20-TOD-Z-014 requested a zone change from PUD/TOD-CD (Planned Unit Development/Transit Oriented Development-Conventional Development Sector) to Planned Unit Development (PUD) with the

base zoning district of GC-3-A (General Commercial) and MF-2-A (Multi-Family) and was approved on 02/04/2021.

- Z-23-0078 requested an amendment to the PUD zoning to include updated street sections and was approved on 09/12/2023.
- Z-24-0114 requested an amendment to the PUD to remove the phasing deadlines and reduce the multi-family units to 1,200. This request was denied by the City Council on August 21, 2025.

PROPOSED ZONING DISTRICT:

USE COMPONENT

MF – Multi-Family:

Features: Apartments

Intent: Development of multi-family dwelling structures. Such components are generally intended to serve as a buffer between single-family neighborhoods and more intensive uses such as commercial uses or arterial roadways. Such components are also intended to create more variety in housing opportunities and in the fabric of the community but are intended to be utilized in small areas to avoid large tracts devoted to strictly multi-family residential development. The goal is to avoid more than twenty-five (25) acres of contiguous land having a Multi-Family component. Access should be provided by a collector or higher classification street.

GC – GENERAL COMMERCIAL:

Features: Any use in LC (Local Commercial) plus bar, nightclub, entertainment venues, hospital, hotel, liquor store, office/warehouse, vehicle and equipment sales, leasing and repair, furniture sales, pet shop, wholesale activities less than 3,500 square feet

Intent: Development of small to large scale commercial, retail, and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.

SITE COMPONENT

TYPE 2:

Features: Accessory buildings greater of 10% of primary building or 120 square feet; multi-family provides at least 100% of units with an enclosed garage parking space.

Intent:

- (1) The Type 2 site component is intended to be utilized for residential development not meeting the intent of a Type 1 site component and not requiring the additional accessory structure or accessory dwelling privileges of the Type 3 site component.
- (2) Compliance with Type 1 standards shall also be deemed as compliance with this component.

TYPE 3:

Features: Accessory buildings up to 30% of primary building; drive-thru service; limited outdoor display and storage; outdoor fueling and washing of vehicles; overhead service doors.

Intent:

- (1) A Type 3 site component is intended to be utilized with LO (Local Office) and LC (Local Commercial) use components where adjacent to less restricted districts to provide for a land use transition.
- (2) This component is intended to be combined with LO (Local Office), LC (Local Commercial), GC (General Commercial), HC (Heavy Commercial), and HI (Heavy Industrial) components where it is appropriate to utilize the outdoor site area for outdoor fuel sales, limited outdoor display and storage or accessory buildings.
- (3) Compliance with Type 1 or 2 standards shall also be deemed as compliance with this component.

ARCHITECTURAL COMPONENT

TYPE A:

Features: Five (5) or more architectural features.

Intent:

(1) The Type A architectural component is intended to be utilized for high quality developments or to provide variety as an additional option for portions of a residential development and may be utilized in or adjacent to single-family uses.

(2) Combined with appropriate use and site components, this component is intended to help provide for harmonious land use transitions by applying this component to a less restrictive use or site component adjacent to a more restrictive use or site component. This standard may be utilized to help ensure compatibility for non-residential uses, multi-family, two-family, townhouse or small lot residential development with adjacent property that is more restricted.

(3) This component is intended to be utilized for buildings requiring heights greater than those provided in other architectural components.

(4) This component may be utilized for any high-profile development, for any property in a prominent location or at an important gateway to the community.

COMPREHENSIVE PLAN:

Applicable Comprehensive Plan goal statements

- Guide future growth and development following the comprehensive plan to achieve a more balanced, diverse economy.
- Prioritize commercial growth through the use of zoning, the Future Land Use Map, and prioritized investments and incentives.
- Pursue signature regional attractions, destinations, and events.

Applicable Future Land Use categories

MULTI-USE CORRIDOR

- The Multi-Use Corridor future development category is intended for mixed-use areas to be developed at a higher density/intensity and with uses not primarily supported in Neighborhood Residential. These areas are intended to provide for a mix of both commercial and residential uses that are not integrated into neighborhoods but maintain a seamless, compatible transition between residential and commercial uses.

Multi-Use Corridors are not intended for strip commercial nor are they expected to be predominantly commercial. These corridors have been identified as opportunity areas for businesses and daily services, high-intensity residential such as townhouses, civic and employment uses, but also traditional single-family neighborhoods where streets access these corridors.

These areas are intended to be developed with an auto-oriented character, which means vehicles and parking areas are a primary visual characteristic from the street. Access management is recommended to maintain safe traffic movement along these streets. Appropriate bufferyards are required to ensure compatibility with adjacent Neighborhood Residential.

NEIGHBORHOOD CENTER

- The Neighborhood Center future land use category is intended for areas that will be developed mostly as nonresidential uses that are of an appropriate use, scale, and design that is compatible with abutting or adjacent residential uses. Site design should be neighborhood-focused, prioritizing walkability, screening, light shielding, street landscaping, compatible height, etc.

Typical uses include personal services, day care centers, small offices, fitness centers, restaurants, and retail plazas. Upper-story residential is recommended to create density to support retail, yet height limited for compatibility and scale. At the intersection of arterials and highways, more substantial retail centers and regional uses are appropriate. These locations may include hotels, vertical mixed-use, grocery stores.

Neighborhood Centers are daily activity nodes that see high traffic and turning movements, elevating access as a critical site consideration. Street relationship to the site should be safe, pedestrian-friendly, and supportive of the use type with adequate driveways.

PUBLIC NOTIFICATION:

In addition to the notice mailed on behalf of the City to all property owners within 200’, the agent is required to reach out to all property owners of property zoned as single-family or any properties used as single-family uses within 500’ as per Article X, Section 3 (d) of the Composite Zoning Ordinance. Any Homeowner’s Association located within 500’ are also required to be contacted.

The applicant reached out to the property owners by mailing out letters on April 28, 2026 and scheduled two neighborhood meetings for May 7 and May 12 at Lakewood Park. No feedback as been received at the time of posting. Additional updates will be provided during the meeting.

Following the May 28, 2026 Planning and Zoning Meeting, the applicant reached out to the Overlook Estates HOA with a meeting at Lakewood Park on June 4th.

Please see the full report from the applicant attached as Exhibit 8.

HISTORY/TIMELINE:

- 11/16/2017 – Comprehensive Plan Amendment Approved
- 08/02/2018 – Zoning Approved
- 11/17/2018 – Comprehensive Plan Amendment and Zoning Expired
- 02/04/2021 – Zoning Amendment Approved
- 03/10/2022 – Concept Plan and Preliminary Plat Approved
- 10/05/2022 – Preliminary Plat Minor Revision #1 Approved
- 09/12/2023 – Zoning Minor Amendment Approved
- 12/12/2023 – Preliminary Plat Minor Revision #2 Comments Cleared Awaiting Applicant Action
- 12/31/2023 – Zoning Entitlements Expired
- 06/26/2025 – Planning & Zoning Commission, Public Hearing postponed due to notification error
- 07/24/2025 – Planning & Zoning Commission Denied
- 08/21/2025 – City Council Denied
- 05/28/2026 – Planning & Zoning Commission Approved
- 06/04/2026 – City Council Postponed due to notification error

APPLICANT/AGENT:

iLand Development Group (Pete Conklin) on behalf of Stallion Texas Real Estate Fund, LLC., Stallion Texas Real Estate Fund II – REIT, LLC. Austerra Stable Income Fund, LP., and Austerra Stable Growth Fund, LP. (Vincent Balagia)

RECOMMENDATION:

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the proposed PUD Amendment;
2. Deny the proposed PUD Amendment; or
3. Approve an alternative request which could include a reduction in density and/or additional higher standards within the PUD document with regards to the design elements to be adopted throughout the site.

If the Commission determines that this development is unique and beneficial to the city, Staff recommends Option 1 listed above.

If the Commission chooses Option 2 listed above – Deny the proposed PUD Amendment, the recommendation will be forwarded to the City Council for action. If the case is denied, the applicant has the option to develop under the current zoning which only allows for 35,000 square feet of commercial or to submit an updated request for review.

The case was postponed due to a notification error and renotified for a new public hearing.

PRESENTER:

Karina Castillo, AICP, Planning Manager

Attachments:

1. Z-25-0195 Att 1 Letter of Intent - Leander Springs
2. Z-25-0195 Att 2 Current Zoning - Leander Springs
3. Z-25-0195 Att 3 FLU Map - Leander Springs
4. Z-25-0195 Att 4 Public Notification - Leander Springs
5. Z-25-0195 Att 5 Aerial Map - Leander Springs
6. Z-25-0195 Att 6 Utilities Map - Leander Springs
7. Z-25-0195 Att 7 Leander Springs PUD Notes Staff Clean 04.22.2026
8. Z-25-0195 Att 7a Leander Springs PUD Notes Staff Redline 04.22.2026
9. Z-25-0195 Att 8 Neighborhood Outreach - Leander Springs

Letter of Intent

Leander Springs Planned Unit Development – Major Amendment No. 2

Case No. Z-25-0195 Property Address: 8871 183A Toll Frontage Road, Leander, TX 78641

Parcel: R051592 **Applicant:** Ravi Katta, Reit Group Leander Springs Holdings, LLC

Developer/Owner: Leander Springs LLC / Stallion Texas Real Estate Fund LLC

Summary of the Proposed Development

Leander Springs is an approximately 77.9-acre mixed-use Planned Unit Development (PUD) located within the Transit-Oriented Development (TOD) area of Leander, Texas, situated at the intersection of 183A Toll Road and FM 2243. The property is currently zoned as a PUD with base zoning designations of MF-2-A (Multi-Family) and GC-3-A (General Commercial).

The project is envisioned as a high-quality, destination-oriented mixed-use development designed to serve both Leander residents and the broader region. The development program includes:

- **A signature recreational Lagoon** — a clear-water, man-made recreational lagoon of no less than four (4) acres in size, set within an approximately 13.1-acre site. The Lagoon will feature a boardwalk, adjacent landscaping, and integrated restaurant and retail uses, serving as the centerpiece amenity of the development.
- **Commercial, Retail, Office, and Restaurant Uses** — a minimum of 100,000 square feet of commercial development in Phase 1, scaling up through subsequent phases, with a cumulative target exceeding 400,000 square feet of commercial space across all phases.
- **A Full-Service Hotel** — a minimum five-story, 275-room, nationally branded upscale hotel of approximately 90,000 square feet, with on-site dining, a bar, fitness center, pool, and a minimum of 10,000 square feet of conference and banquet space.
- **Multi-Family Residential** — up to 1,200 multi-family dwelling units, developed in phases and tied to commercial development milestones to ensure the mixed-use character of the project is maintained. All multi-family parking is provided via structured parking.
- **Vertical Mixed-Use Development** — integration of residential and ground-floor commercial uses within the same structures where appropriate.

Development is planned in three phases, with Phase 1 anchored by the Lagoon and initial commercial development, followed by expanded commercial and residential phases in Phases 2 and 3. All phases include public rights-of-way, internal street infrastructure, and utility improvements necessary to serve the property.

The development is consistent with the City of Leander's TOD goals and is intended to create a unique destination that activates the area with year-round uses, generates employment, and supports the city's long-term growth vision.

Summary of the Proposed PUD Amendment (Amendment No. 2)

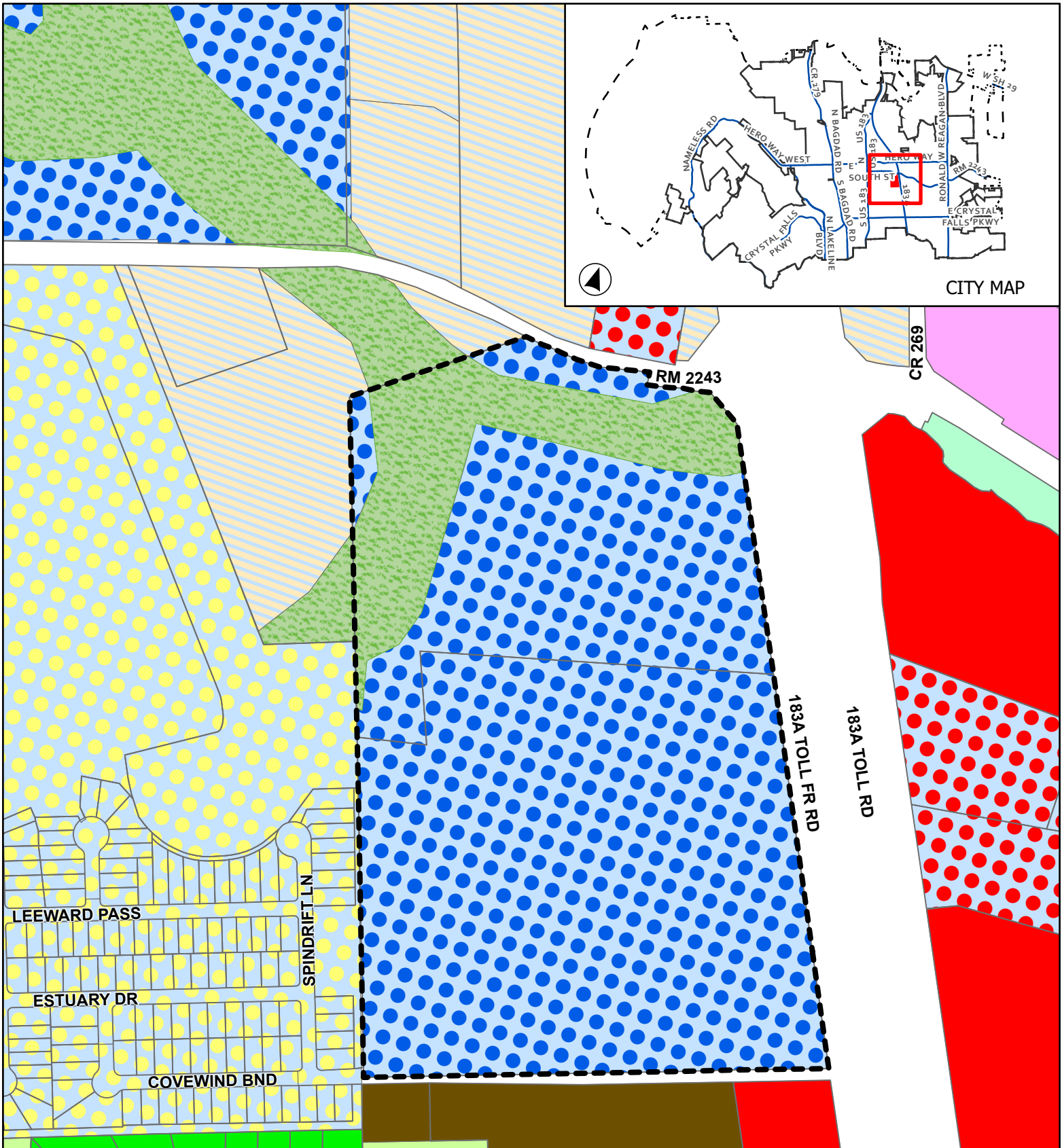
Leander Springs LLC respectfully submits this application for a Major Amendment to the Leander Springs PUD Ordinance. The proposed Amendment No. 2 builds upon the original PUD and Amendment No. 1, and includes the following changes:

1. **Updated Street Cross-Sections (Exhibit H):** Amendment No. 2 introduces updated street section standards for internal roadways within the PUD, replacing the previously referenced street cross-section exhibits (Exhibits E-1 through E-7). The updated cross-sections reflect refined design standards and are depicted in Exhibit H – Leander Springs PUD Amendment 1 Cross Section Updates.
2. **Revised Development Standards and PUD Notes:** Various updates to the PUD Notes (Exhibit A) are proposed to clarify development standards, phasing requirements, and permitted uses. Detailed redline responses to the City's comments will be provided in Microsoft Word format per staff direction.
3. **Exhibit Revisions:** Exhibits F and G (previously included in the PUD packet) are proposed to be removed, and Exhibit H is proposed as the replacement cross-section reference.
4. **Development Agreement Update:** In conjunction with this amendment, the applicant intends to work with City staff to update the development agreement to reflect current project conditions, including confirmation of masonry standards and updated entity information.
5. **Comprehensive Plan Amendment:** As per the confirmation of Robin, the applicant acknowledges that a Comprehensive Plan Amendment is not required as it supports vertical mixed-use development. It does not support the Multi-Family (MF) use component on the first floor, which is not applicable to this development.

The applicant respectfully requests that the Planning and Zoning Commission and City Council consider this amendment in support of the continued development of Leander Springs as a premier mixed-use destination for the City of Leander.

Submitted by: **Ravi Katta** Reit Group Leander Springs Holdings, LLC. 301 Santaluz Ln, Austin, TX 78732

On behalf of: **Leander Springs LLC / Stallion Texas Real Estate Fund LLC**



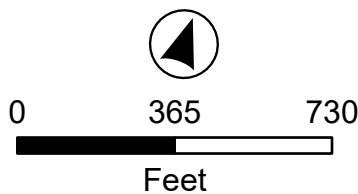
CASE: Z-25-0195

ATTACHMENT 2

**LEANDER SPRINGS
MAJOR AMENDMENT TO
AN EXISTING PUD**

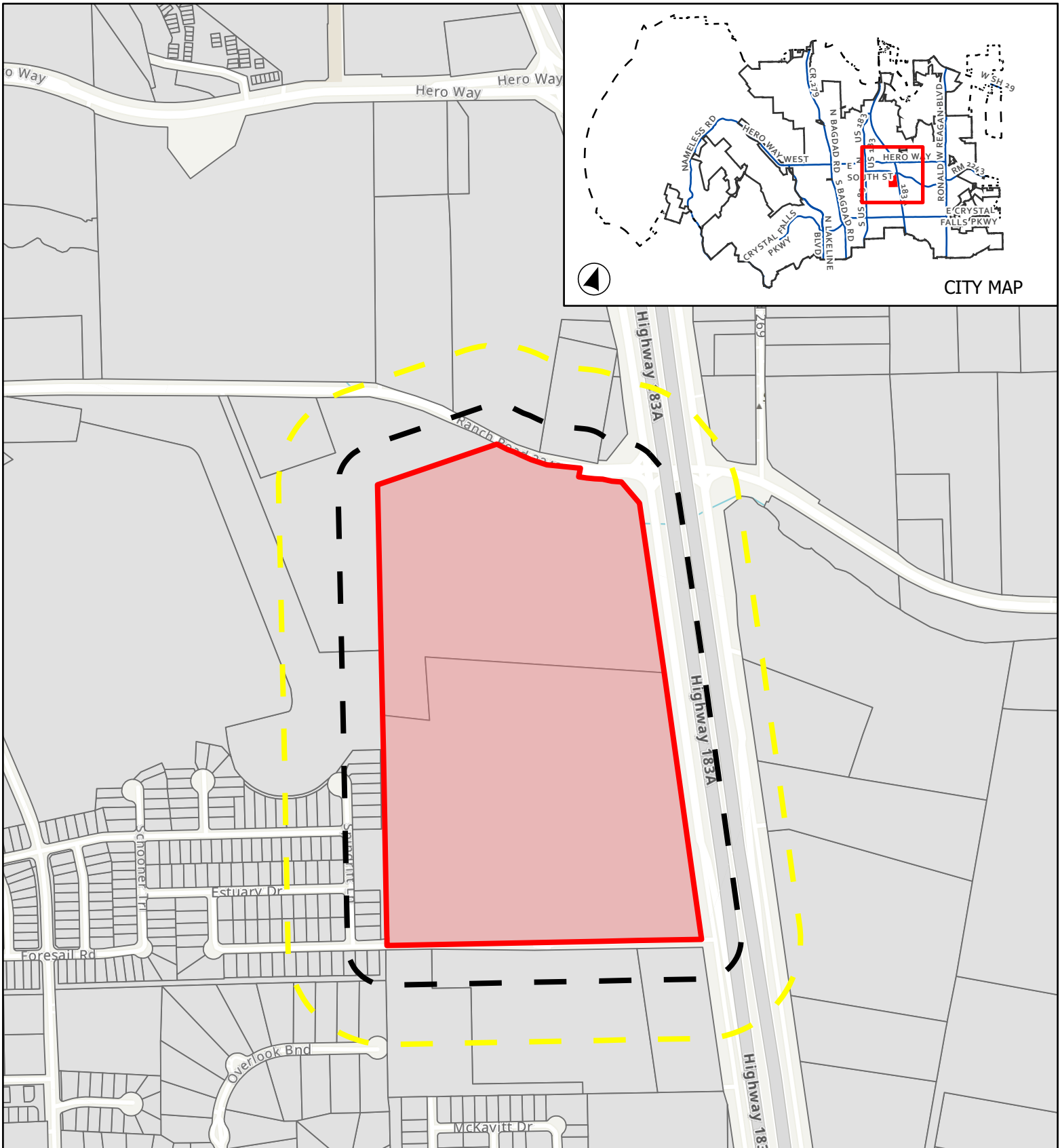
Current Zoning

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- City Limits
- ETJ
- Subject Boundary
- Current Zoning**
- SFE - Single-Family Estate
- SFS - Single-Family Suburban
- SFU - Single-Family Urban
- MF - Multi-Family

- GC - General Commercial
- HC - Heavy Commercial
- HI - Heavy Industrial
- PUD - Single-Family
- PUD - Mixed Use
- PUD - General Commercial
- OS - Open Space
- CD - Conventional Sector



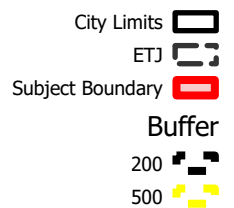
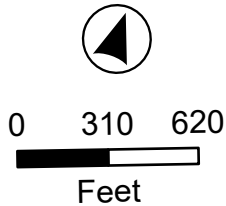
CASE: Z-25-0195

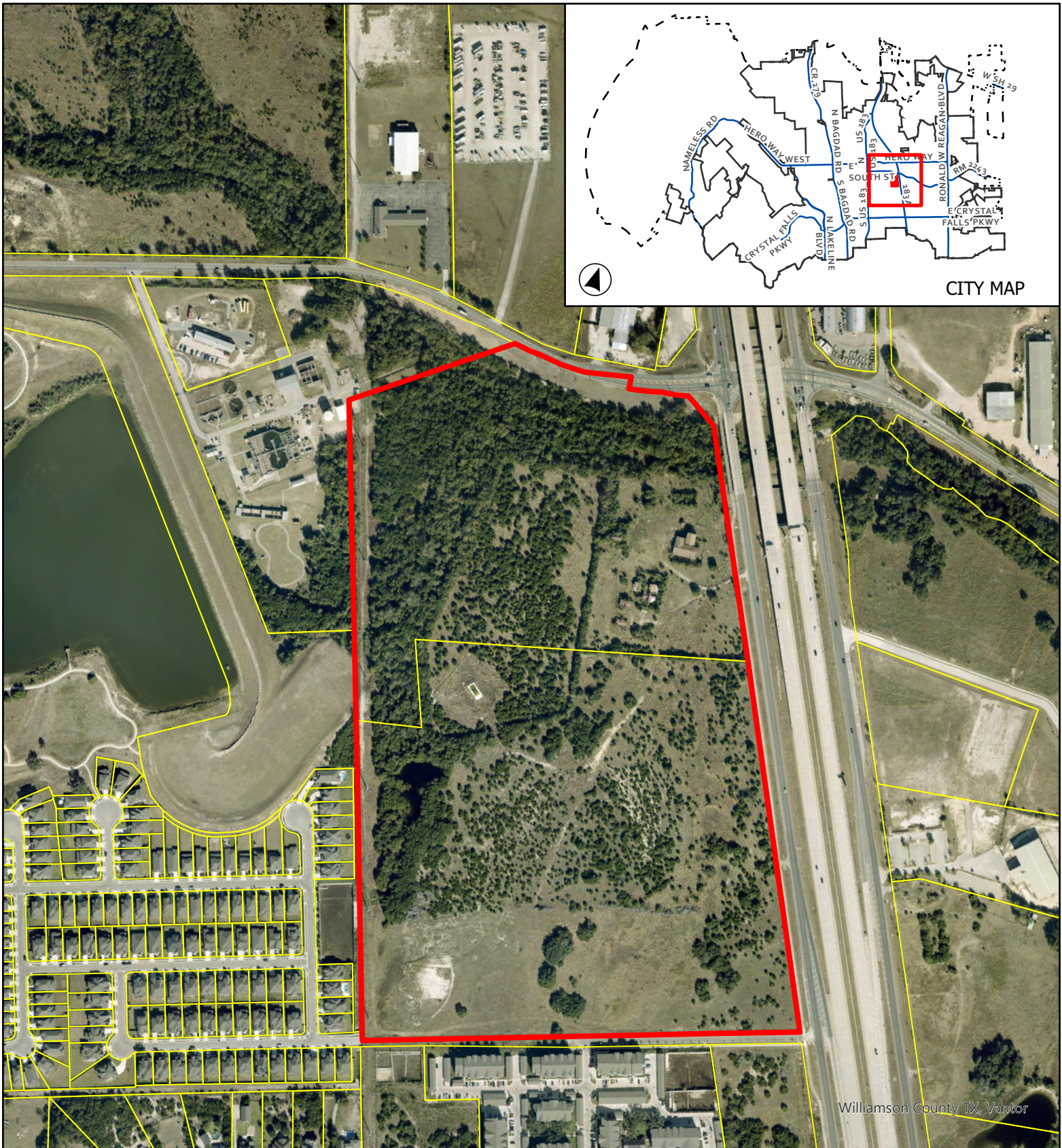
ATTACHMENT 4

LEANDER SPRINGS MAJOR
AMENDMENT TO AN EXISTING
PUD

Public Notification

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CASE: Z-25-0195

ATTACHMENT 5

**LEANDER SPRINGS
MAJOR AMENDMENT
TO AN EXISTING PUD**

Aerial Map

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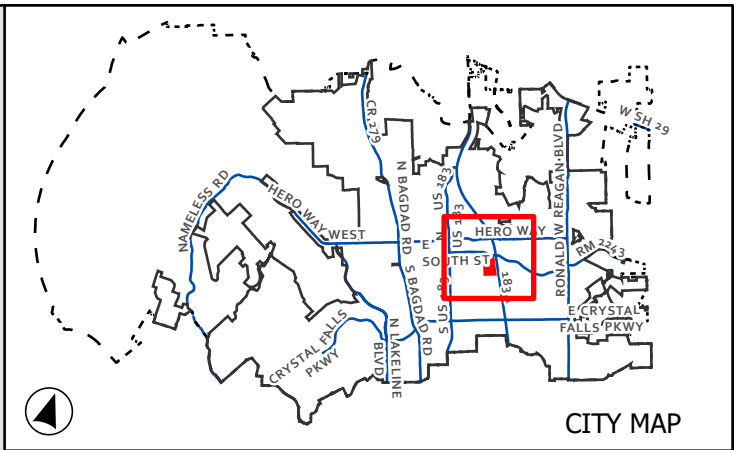
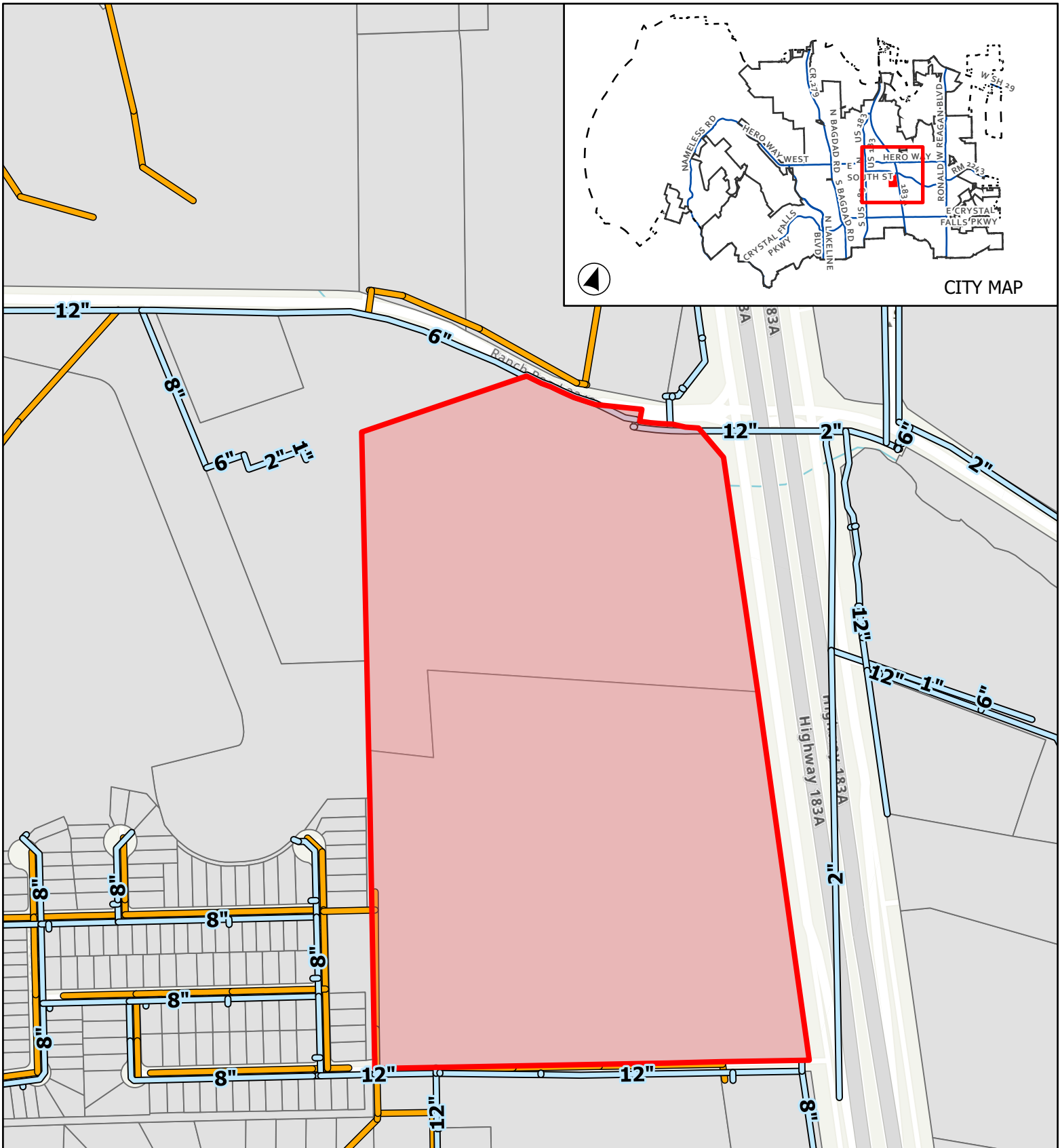


Feet

Leander City Limits

Williamson County Parcels

Subject Boundary



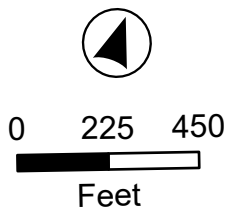
CASE: Z-25-0195

ATTACHMENT 6

**LEANDER SPRINGS MAJOR
AMENDMENT TO AN EXISTING
PUD**

Utilities Map

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- Waste Water Line
- Water Main Line
- City Limits
- ETJ
- Subject Boundary

EXHIBIT A

Leander Springs Planned Unit Development

A. Purpose and Intent

The Leander Springs PUD (the “PUD”) is composed of approximately 77.9 acres, as described in **Exhibit B, Field Notes** attached to this PUD Ordinance (the “**Property**”). The PUD has been designed to create a unique destination for Leander residents, with a unique blend of residential, hotel, office, retail, restaurant, and recreational uses. The contents of this PUD further explain and illustrate the overall function desired for this development. A Conceptual Site Layout & Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the Property.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance as permitted uses in this PUD.

MF-2-A (Multi-Family)

GC-3-A (General Commercial)

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

D. Allowable / Prohibited Uses

1. The allowable uses shall include all uses permitted in the base zoning districts with the addition of a Lagoon, except the following prohibited uses:
 - a. Funeral home, including embalming and crematory facilities associated with an onsite funeral home or cemetery
 - b. Manufactured housing sales and accessory building sales
 - c. Office/warehouse including painting, plumbing or similar commercial services
 - d. Outdoor commercial fueling and washing of vehicles
 - e. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals
 - f. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop
 - g. Wholesale activities
2. A “Lagoon” is defined as a man-made recreational water amenity designed and maintained for swimming and non-motorized water activities, that meets the following criteria:

- a. Minimum of four (4) acres in size;
 - b. Built and maintained using patented technology with a minimum amount of additives and energy;
 - c. Located on Tract “G” as identified on **Exhibit C**;
 - d. The Lagoon is considered a non-essential use and will need to comply with water conservation requirements as established by City Ordinances.
 - e. The Lagoon shall be constructed with impervious liners and finishes, utilize NSF/ANSI 50–certified or EPA-approved treatment and recirculation systems, and comply with CDC Artificial Swimming Lagoon guidance and Texas Administrative Code § 265.154 for water quality, safety, and operations.
3. The maximum number of multi-family units shall be limited to 1,200 units .
4. Multi-family units may only be located in the upper floors of vertical mixed-use buildings and shall include the following:
- a. Building Types: Vertical mixed-use buildings shall include ninety (90%) percent ground floor of retail, service, or office uses. Residential uses are only permitted on the upper floors. Multi-family amenities such as leasing offices, laundry facilities, and gyms shall not count towards the retail, service, or office requirements.
 - b. Parking: All parking shall be provided using structured parking as part of a Wrapped Building.
 - c. Public Space: Public spaces such as parks and plazas shall be integrated into the project.
 - i. Plazas and open spaces shall create focal points with major circulation routes and pedestrian corridors to establish strong identity and structure for the design.
 - ii. View corridors shall be maintained to provide views of amenities and identifying different spaces in the area.
 - iii. Strong relationships shall be emphasized through the use of open space and framed view corridors.
5. The construction and operation of outdoor retail and entertainment venues are only permitted in Tract “G” as shown in **Exhibit C**. Such uses shall be prohibited within two hundred feet (200’) of any adjoining residential district.
6. Mobile Food Establishments and Farmers’ Markets shall be permitted on any Tract within this PUD in compliance with the Composite Zoning Ordinance.

E. Development Standards

1. Phasing Requirements – For the purpose of this phasing plan, Commercial Development means commercial, office, and retail uses and structures authorized by this PUD.
- a. **Phase 1**
 - i. This phase shall include the Lagoon and a minimum of one-hundred thousand (100,000) square feet of Commercial Development.
 - ii. No more than three hundred fifty-two (352) multi-family units may be

- developed as part of this phase.
 - iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for the Lagoon.
 - b. **Phase 2**
 - i. This phase shall include a minimum of one-hundred thousand (100,000) square feet of Commercial Development.
 - ii. No more than an additional three hundred (300) multi-family units may be developed as part of this phase.
 - iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for all of the Commercial Development included in Phase 1.
 - c. **Phase 3**
 - i. This phase shall include a minimum of one-hundred thousand (100,000) square feet of Commercial Development.
 - ii. No more than an additional three hundred (300) multi-family units may be developed as part of this phase.
 - iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for all of the Commercial Development included in Phase 2.
 - d. **Phase 4**
 - i. This phase shall include a minimum of one-hundred thousand (100,000) square feet of Commercial Development.
 - ii. No more than an additional two hundred forty eight (248) multi-family units may be developed as part of this phase.
 - iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for all of the Commercial Development included in Phase 3.
- 2. Under the base zoning GC-3-A, the following modifications shall apply:
 - a. Article V, Section 3, (b)(2)(ii) shall be modified to allow outdoor entertainment venues involving:
 - i. Substantial outdoor facilities, noise generation, water fountains, swimming pools, water slides, splash pads and similar or supporting facilities are permitted as well as minor outdoor facilities such as recreational equipment, ropes courses, zip lines, play fields, and other similar facilities.
 - ii. Such outdoor entertainment venues shall be located exclusively on Tracts “G” and “H” within this PUD.
 - iii. Any events that generate noise including those involving outdoor amplified sound systems shall be installed with the sound directed towards 183A Toll Road and/or FM 2243. All outdoor activities and events shall comply with the Noise Ordinance.
 - iv. No more than twelve (12) outdoor entertainment events with an audience of two thousand (2,000) or more attendees shall be allowed each year. A “Special Event Permit” must be obtained from the City for each of these events.
- 3. Buildings constructed on Tracts “C”, “F” and “I” shall be designed with dual side front

façades with store fronts facing towards the internal street network as well as 183A Toll Road. Doorways shall be provided along the internal street network to provide pedestrian connectivity to the street front.

4. Height

- a. Buildings may take advantage of the height exceptions granted by the Composite Zoning Ordinance.
- b. Building height may not exceed ninety-five feet (95') for hotels constructed within Tracts "B", "D", "E", and "G" as shown on **Exhibit C**.
- c. Building height may not exceed one-hundred twenty feet (120') for offices constructed within Tracts "B", "D", "E", and "G" as shown on **Exhibit C**.
- d. Parking garage heights may be of a height equal to the height of the adjoining building serviced by the subject parking garage.

5. Building setbacks

- a. Building setbacks along all internal development streets shall be a minimum of ten feet (10').
- b. All other buildings shall comply with the setbacks listed in the Composite Zoning Ordinance.

6. Paving Setbacks

- a. A minimum paving setback of fifteen feet (15') shall be established for parking lots constructed along 183A Toll Road.
- b. All other paving shall comply with the Composite Zoning Ordinance.

7. Street Network

- a. All private and public streets shall comply with **Exhibit D Street Exhibit**.
- b. Curb extensions/bulb outs shall be constructed at all intersections in order to create pedestrian scaled roadway crossings and encourage slower vehicular travel speeds.
- c. In locations where blocks exceed four hundred feet (400'), a mid-block pedestrian crossing with curb extensions/bulb outs shall be installed mid-block.
- d. Parallel or head-in, on-street parking spaces may be provided along all internal streets.
- e. Sidewalks at least twelve feet (12') wide shall be adjacent to all building frontages.
- f. Sidewalks at least twelve feet (12') wide shall be provided between the building and the parking lot, with trees in grates or planter boxes every thirty feet (30').

F. Parkland/Recreation Improvements

- a. The parkland/recreation elements of this PUD shall be composed of two (2) key program elements. These elements are the Lagoon and a segment of the Brushy Creek Main Branch Trail.
- b. Lagoon
 - i. The Lagoon, at least four (4) acres in size, shall be constructed, installed, and operated on Tract "G" as shown on **Exhibit C**.
 - ii. Although the location, size, and shape of the Lagoon may change, it will include increased recreation improvements to include water sports, public

- access, and associated pedestrian amenities.
 - iii. This Lagoon shall be constructed during the first phase of development.
- c. Brushy Creek Main Branch Trail
- i. Approximately 7.4 acres of parkland shall be dedicated to the City of Leander as public parkland and land dedication of the Brushy Creek Main Branch Trail identified on the Leander Trails Master Plan 2011 provides a critical east-west pedestrian link.
 - ii. Construction of a ten feet (10') wide all weather trail shall be constructed within the corridor as part of Phase 2. The trail corridor and constructed trail shall be dedicated to the City as part of the parkland dedication and improvements. The Mason Creek Trail from Horizon Lake Park will be connected to the Brushy Creek Trail system to the north along FM 2243.

G. Subdivision Process

- 1. The Concept Plan and Preliminary Plat may be submitted for concurrent review and approval.

EXHIBIT B

Field Notes

EXHIBIT B

77.9044 ACRES
PUD MIXED USE
ZONING DESCRIPTION

DESCRIPTION

TRACT 1: 31.3453 ACRES OR 1,365,403 SQ. FT. OUT OF THE E.D. HARMON SURVEY, ABSTRACT NUMBER 6, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 275.31 ACRE TRACT CONVEYED TO CARL STEVENS AND WIFE, AGNES STEVENS IN DEED DATED APRIL 29, 1959, RECORDED IN VOLUME 430, PAGE 528, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND

TRACT 2: 46.5590 ACRES OR 2,028,114 SQ. FT. OUT OF THE E.D. HARMON SURVEY, ABSTRACT NUMBER 6, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 52.45 ACRE TRACT CONVEYED TO LEANDER DEVELOPERS 4, LTD, RECORDED IN DOCUMENT NO.2005077774, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 5.936 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, TEXAS, BY DEED RECORDED IN DOCUMENT NO. 2005094695 AND DOCUMENT NO. 2005101487, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SAID 77.9044 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron pin found on the West R.O.W. of Highway 183A at the Southwest corner of said 5.936 acre tract conveyed to Williamson County for R.O.W. being the Southeast corner of the remainder of said 52.45 acre tract also being the Northeast corner of a 29.0385 acre tract conveyed to Leander 30 L.P. and William K. Burba in Doc. No. 2017013760, Official Public Records of Williamson County, Texas and the Northwest corner of 0.9615 acre tract conveyed to Williamson County for R.O.W., being described by deed most recently recorded in said Doc. No. 2017013760, for the Southeast corner of this tract and the **POINT OF BEGINNING**

THENCE, S68°59'26"W with the North line of said 29.0385 acre tract, a distance of 1,594.40 feet to a ½" iron pin found being on the East line of a 118.778 acre tract conveyed to James M. Zanzi Trustee of the James M. Zanzi Revocable Trust in Doc. No. 2011001781 Official Public Records of Williamson County, Texas for the Southwest corner of said 52.45 acre tract and this tract.

THENCE, N20°40'12"W with the East line of said 118.778 acre tract, a distance of 1,135.88 feet to a ½" iron pin found being the West common corner of said 54.25 acre tract and the remainder of said 275.31 acre tract.

THENCE, N20°40'50"W passing the Northeast corner of said 118.778 acre tract, same being the Southeast corner of a tract conveyed to the City of Leander (no deed found) in all a distance of 1,136.69 feet to a fence post found being the Southwest corner of a 3.91 acre tract conveyed to the City of Leander in Vol. 1476, Pg. 825 of the Real Property Records of Williamson County, Texas and the

Southeast corner of the a 6.88 acre tract conveyed to the City of Leander in Vol. 1183, Pg. 883 of the Real Property Records of Williamson County, Texas for the Northwest corner of this tract.

THENCE, N50°52'47"E with the Southeast line of said 3.91 acre tract, a distance of 653.43 feet to a ½" iron pin set on the South R.O.W. of F.M. 2243 at the East corner of said 3.91 acre tract

THENCE, with the South R.O.W. of F.M. 2243 the following two (2) courses:

- 1) S81°19'01"E, a distance of 14.61 feet to a 1/" iron pin set at a point of curve to the left.
- 2) With said curve to the left, whose elements are R=994.93 feet, L=358.08 feet, whose chord bears N88°39'09"E, 356.15 feet to a ½" iron pin found being the Northern Southwest corner of said 10.974 acre tract conveyed for right of way.

THENCE, with the South line of said 10.974 acre tract conveyed for right of way being the South R.O.W. of F.M. 2243 the following three(3) courses:

- 1) S11°46'23"E, a distance of 42.51 feet to a ½" iron pinset.
- 2) With a curve to the left, whose elements are R=887.69 feet, L=230.99 feet, whose chord bears N70°43'56"E, 230.34 feet concrete monument found.
- 3) S72°30'10"E, a distance of 139.47 feet to a ½" iron pin set being the intersection of South R.O.W. of F.M. 2243 and the West R.O.W. of Highway 183A for the Northeast corner of this tract.

THENCE, S28°13'00"E with the West R.O.W. Highway 183A, a distance of 865.11 feet to a ½" iron pin found being the East common corner of said remainder of 275.31 acre tract and remainder of said 52.45 acre tract

THENCE, S28°12'09"E with the West R.O.W. of Highway 183A at 504.9 feet pass a concrete highway monument found in all a distance of 1,365.36 feet to the **POINT OF BEGINNING** and containing 3,393,517 square feet or 77.9044 acres, more or less.

EXHIBIT C

Conceptual Site Layout and Land Use Plan

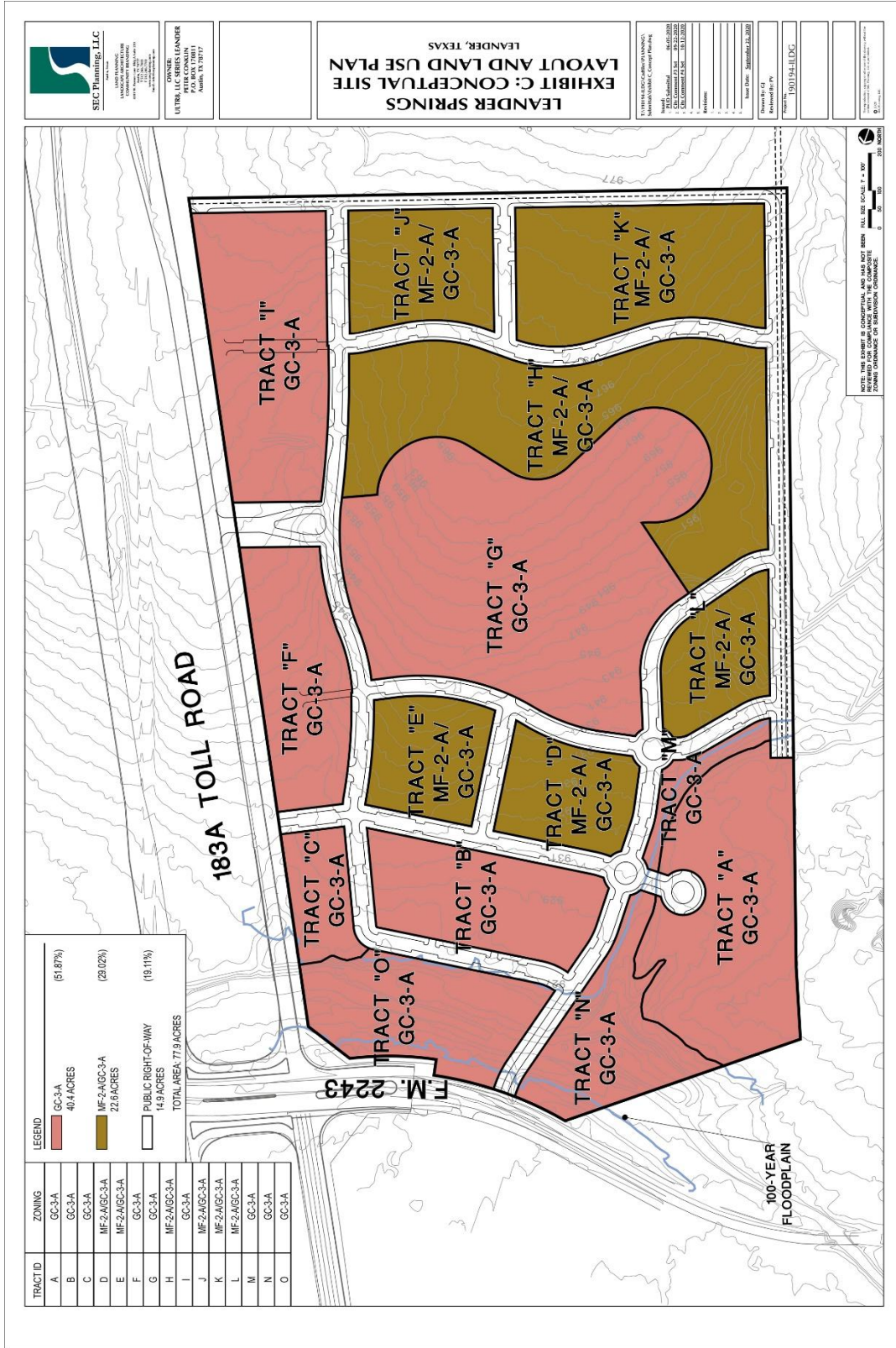


EXHIBIT D

ROAD CROSS-SECTION NARRATIVE

This narrative details the proposed changes to the street exhibits for the Leander Springs development and explains how these changes meet and exceed the intentions set forth by the Leander Springs Planned Unit Development (PUD) agreement, **specifically sections F.6 and Exhibits D and E-1 through E-7**. This document will elaborate on the encouragement of slowing traffic speeds, enhanced street parking, and walkability.



LEANDER SPRINGS



ROADWAY DESIGN

A main concern for the roadway system is the safety of the drivers and pedestrians traveling along the roads. Some of the roadways originally proposed in the PUD had a narrow 10-foot travel lane. Slightly increasing this width will provide safer roadways, especially since this development will have larger vehicles traveling on the road. Naturally, with wider roads, traffic speeds may increase. To counteract this, the roadways have been designed with more bends to encourage slower speeds. Additionally, some of the roadways needed to be widened in order to meet the fire lane code for aerial access. To meet this fire code, some of the on-street parking had to be removed.



ON-STREET PARKING

Parking along the internal roads is important for ease of access to retail and other amenities provided within this development. The parallel parking spaces along these roads have been increased to nine feet, from the originally proposed seven feet. The intent is to provide a more comfortable on-street parking experience while keeping larger vehicles, like pick-up trucks and SUVs, in mind. The substandard for street parking in Texas is seven feet, therefore this dense development will benefit from more spacious parallel parking.



PEDESTRIAN EXPERIENCE

Well-designed streetscapes also play a role in creating more inviting, safe, and enjoyable spaces to explore, while greatly enhancing the walkability and aesthetics of a development. The proposed street sections will align with the PUD's intent and guidelines while incorporating landscape elements, such as trees, plants, and greenery to create a sense of place and improve the overall visual appeal of the different streetscape profiles. Simple changes in landscape and hardscape materials can often serve as a method of indirect traffic slowing and calming, so the design team will strategically implement these practices where opportunities provide or are deemed necessary.

The design vision will improve the pedestrian experience in several ways and will comply with the PUD guidelines. For example, the placement of trees and other vegetation in the landscape buffers (width varies) between the roadway and the sidewalks can provide shade and shelter from natural elements, allowing more protection on hot or rainy days. Landscape features can also help define the edges of the sidewalk, crafting clear pedestrian zones and ultimately reducing the risk of collisions with vehicles. In addition, the use of different types of paving materials and textures will help create a sense of movement, direction, and destinations throughout Leander Springs.

As for aesthetics, the use of plants and other vegetation will add color, texture, and appeal to the streetscape while keeping the materiality and color palette of the Leander Springs development. The design team will incorporate a variety of different landscape elements to transform a functional thoroughfare into a vibrant and welcoming public space for both pedestrians and vehicles.



TRAIL CONNECTIVITY AND OVERALL DESIGN

Leander Springs is set in a prime location within the Regional Trail network. It has the opportunity to offer a direct connection to and from the proposed Brushy Creek Trail extension and provide a critical east-west pedestrian link within the Regional Trail network. The design team has created a trail experience within Leander Springs that complements the existing and proposed trail network and embraces the vision of the PUD and its guidelines. Internal to the project, the design of the trail expansion focuses on circulation and access to the various retail, commercial, and recreational opportunities while activating the pedestrian edge of the lagoon. Safe crossings where interactions with vehicles occur will be addressed with proper signage, lighting (for nighttime), and traffic-calming measures.

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Leander Springs PAL - Circulation Hierarchy

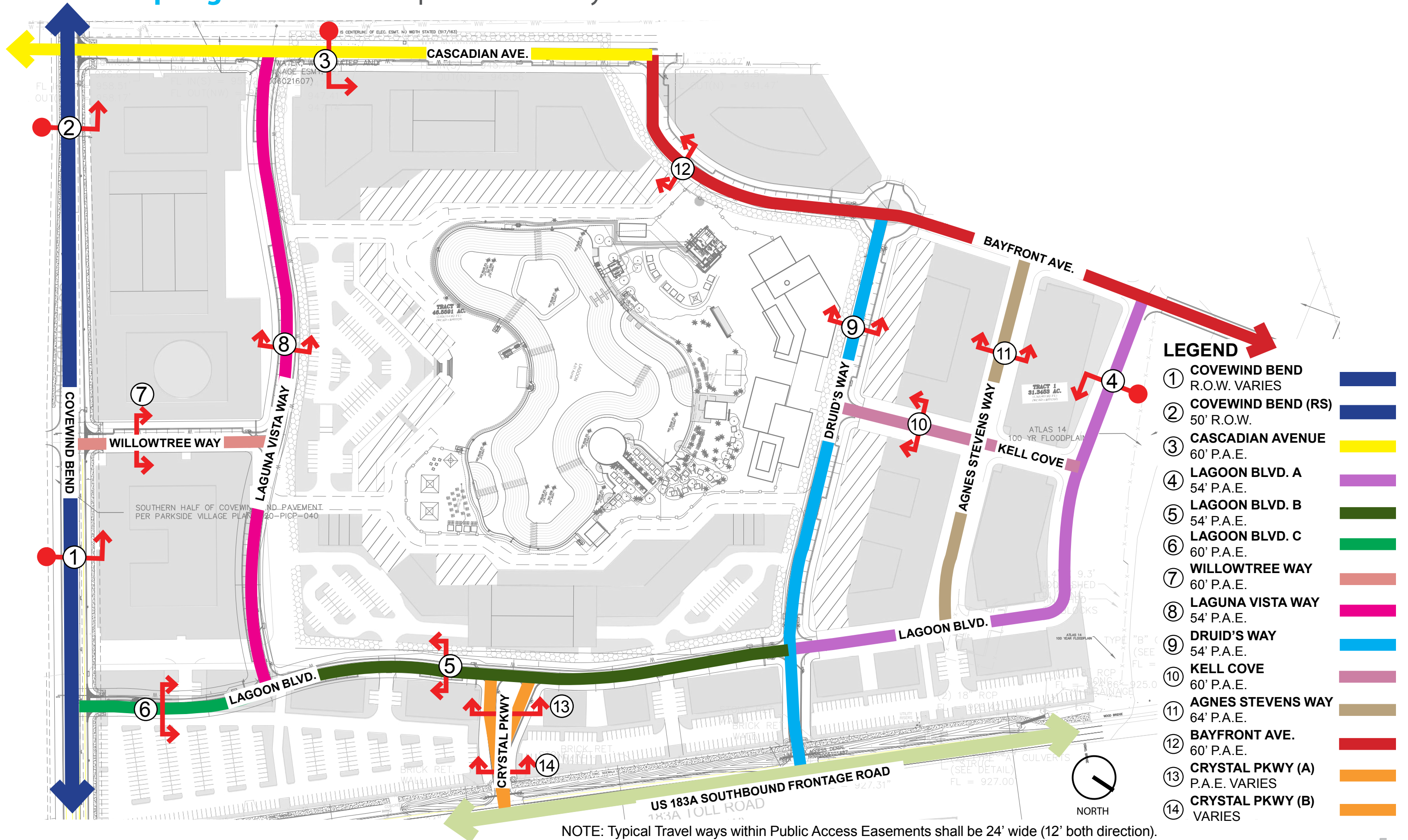


LEGEND

- PRIMARY VEHICULAR CIRCULATION
- SECONDARY VEHICULAR CIRCULATION
- TERTIARY VEHICULAR CIRCULATION
- PLANNED BRUSHY CREEK TRAIL (11' LTMP)
- PROPOSED BRUSHY CREEK TRAIL CONNECTION

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

Leander Springs PAL - Streetscape Sections Key



| LEGEND | |
|--------|-----------------------------------|
| ① | COVEWIND BEND R.O.W. VARIES |
| ② | COVEWIND BEND (RS) 50' R.O.W. |
| ③ | CASCADIAN AVENUE 60' P.A.E. |
| ④ | LAGOON BLVD. A 54' P.A.E. |
| ⑤ | LAGOON BLVD. B 54' P.A.E. |
| ⑥ | LAGOON BLVD. C 60' P.A.E. |
| ⑦ | WILLOWTREE WAY 60' P.A.E. |
| ⑧ | LAGUNA VISTA WAY 54' P.A.E. |
| ⑨ | DRUID'S WAY 54' P.A.E. |
| ⑩ | KELL COVE 60' P.A.E. |
| ⑪ | AGNES STEVENS WAY 64' P.A.E. |
| ⑫ | BAYFRONT AVE. 60' P.A.E. |
| ⑬ | CRYSTAL PKWY (A) P.A.E. VARIES |
| ⑭ | CRYSTAL PKWY (B) VARIES |

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

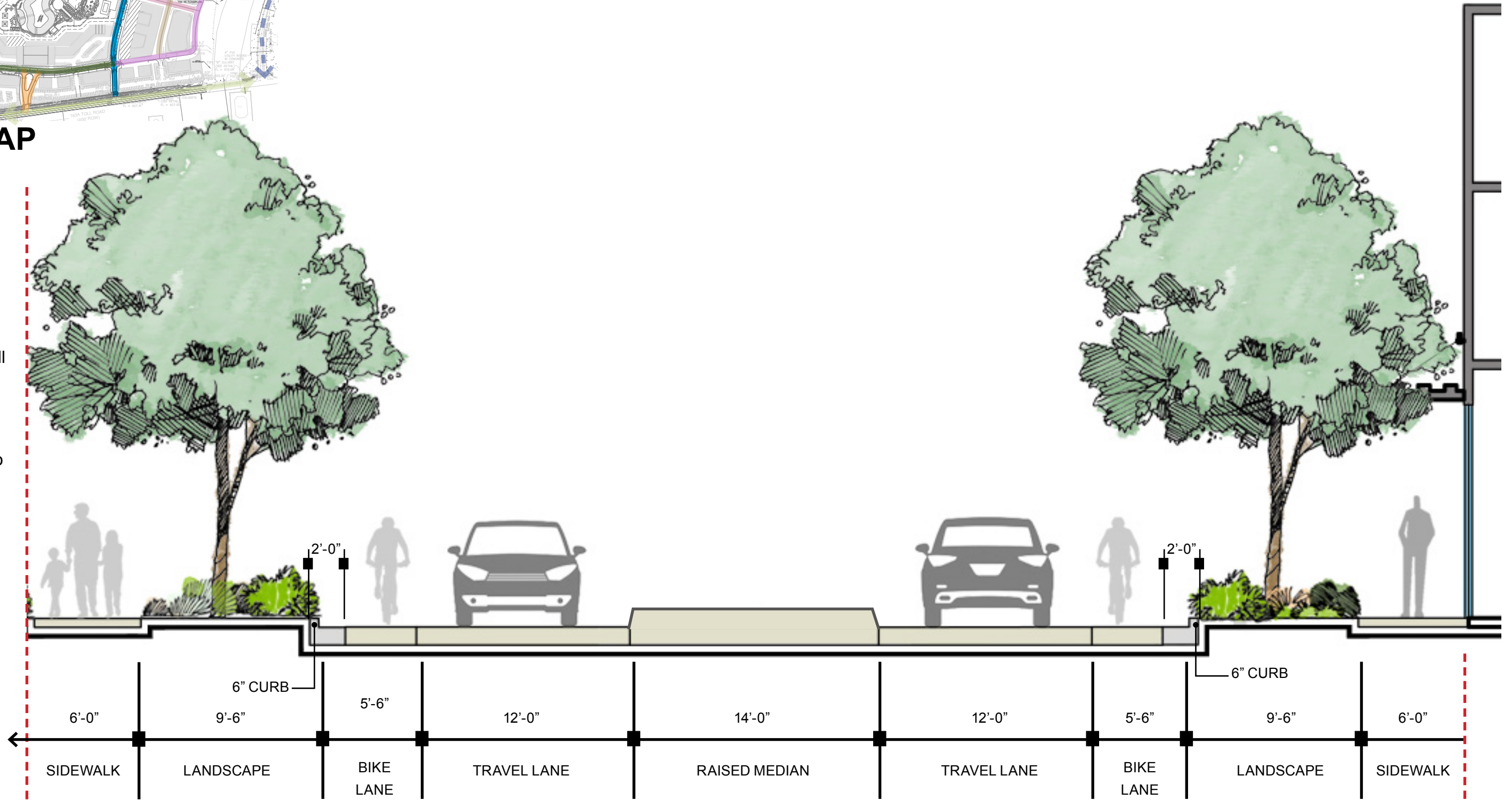
Leander Springs PAL - ① COVEWIND BEND (Public Street)

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 6



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



R.O.W. = VARIES

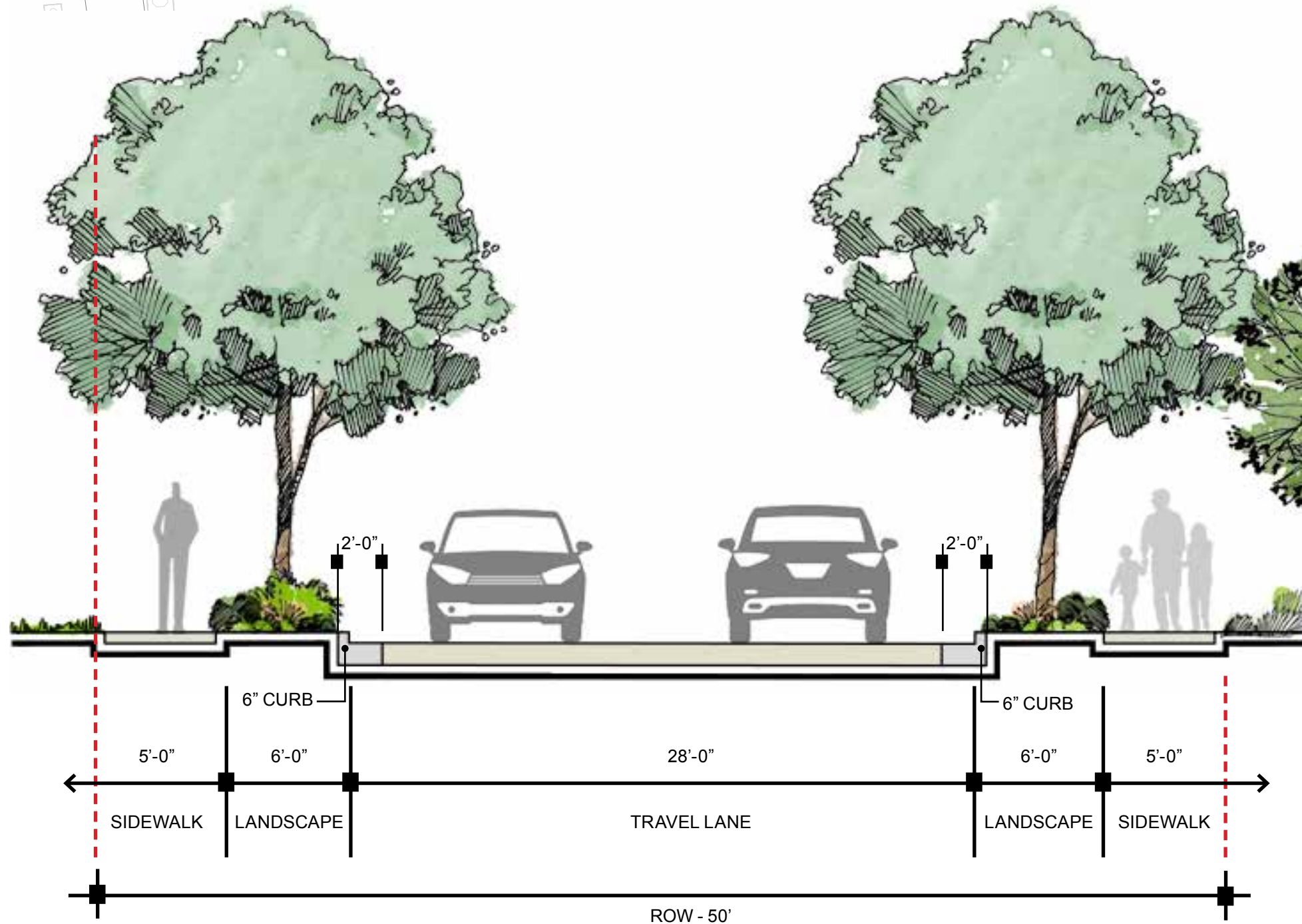
Leander Springs PAL - ② COVEWIND BEND (Public Street)

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 6



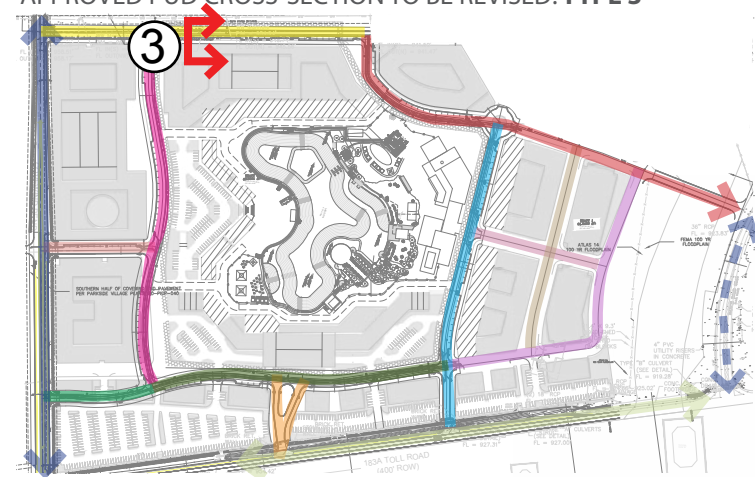
KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



Leander Springs PAL - ③ CASCADIAN AVE. [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 3

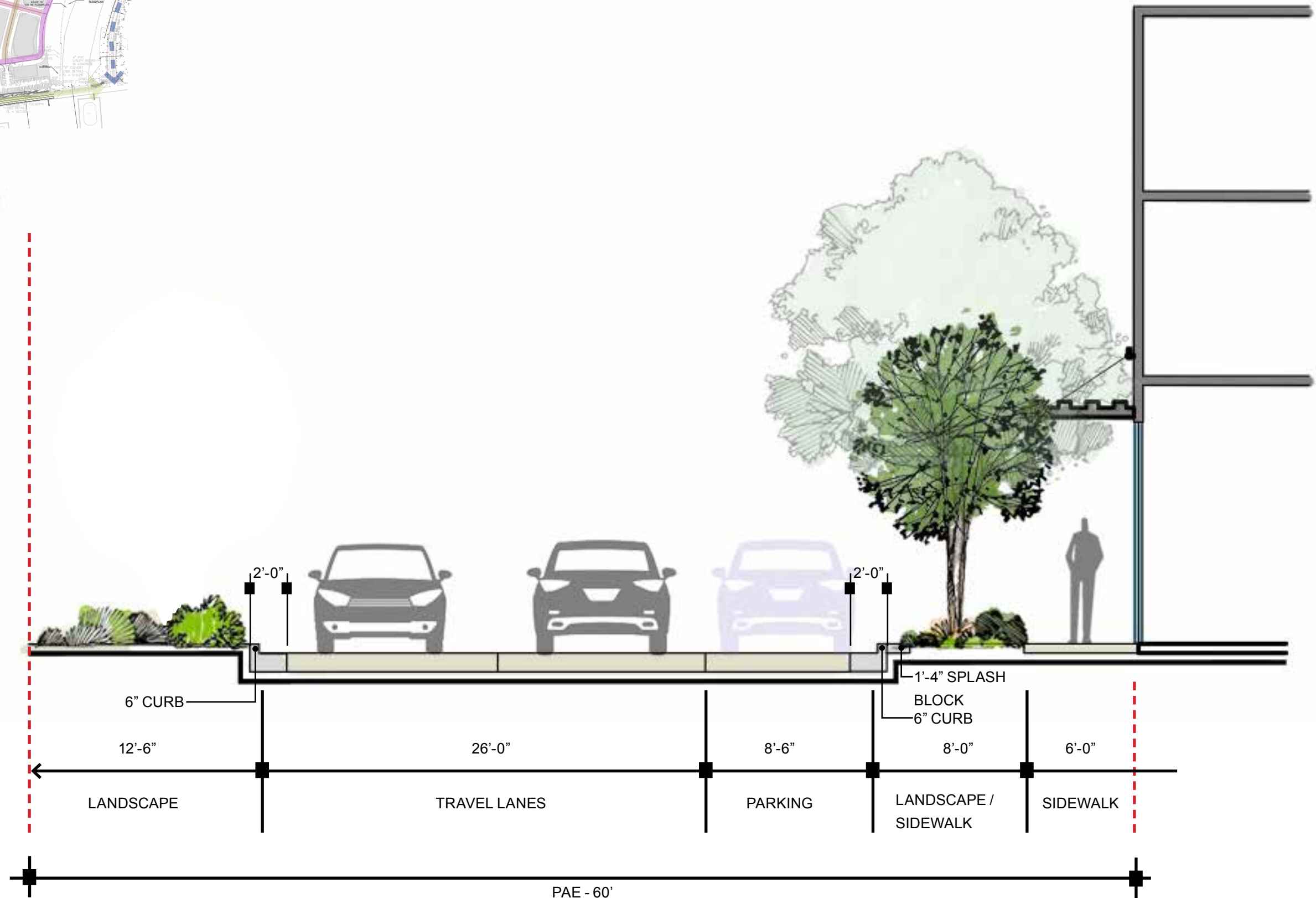


KEY MAP

NOTE:

1. Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

2. No Trees shall be placed in the PEC Transmission Easement



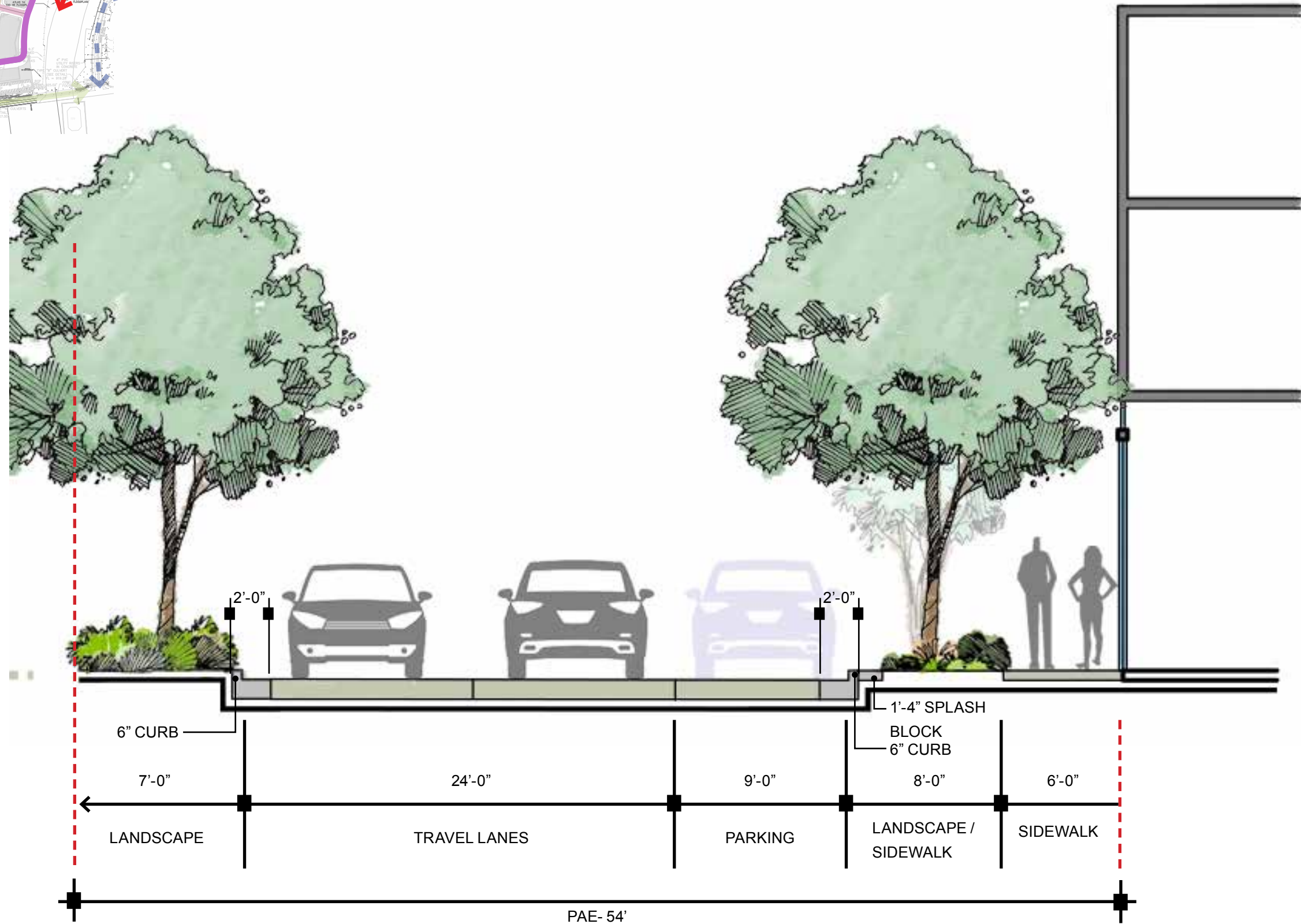
Leander Springs PAL - ④ LAGOON BLVD. A [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



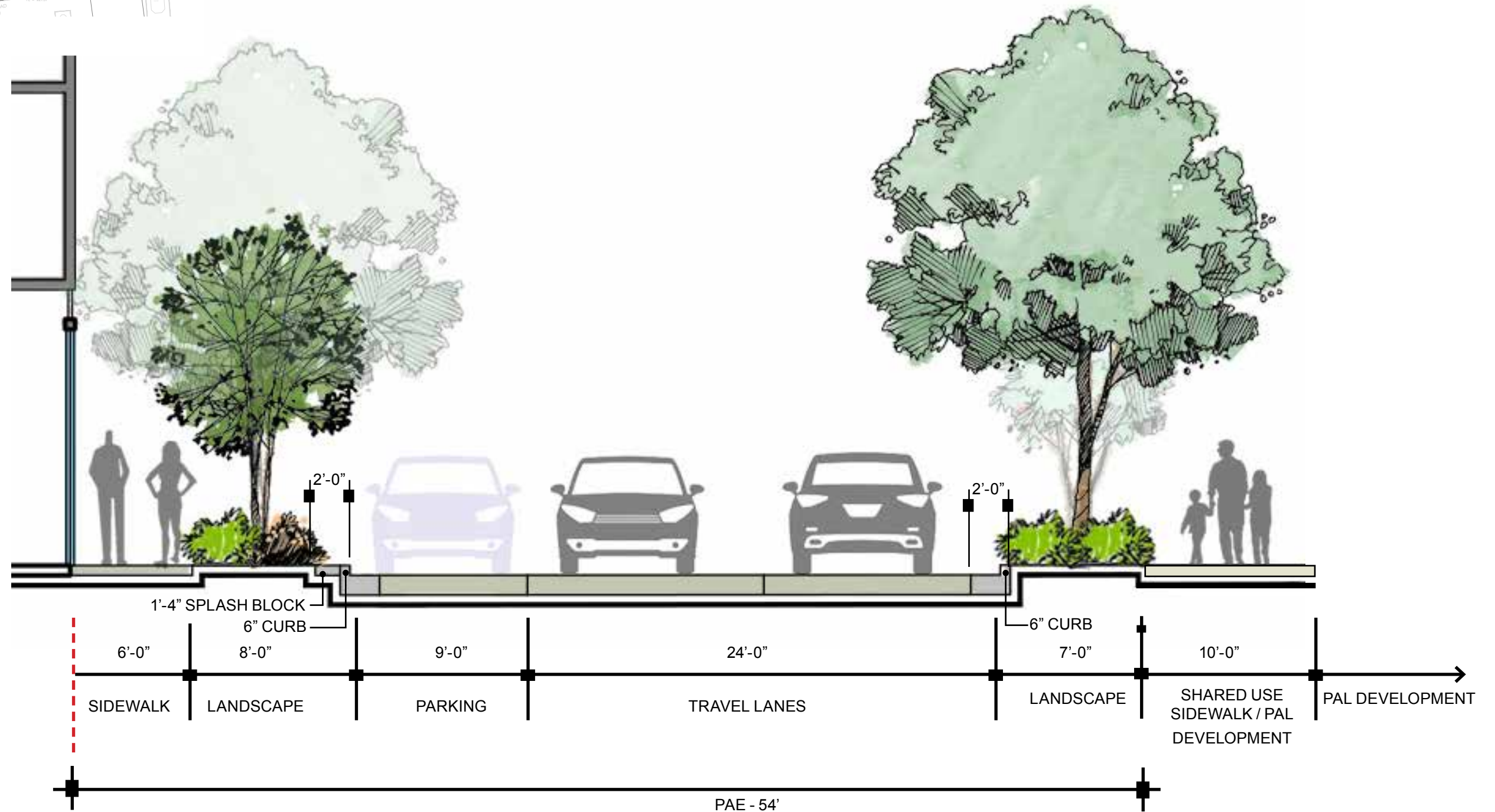
Leander Springs PAL - ⑤ LAGOON BLVD. [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2 & 5



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



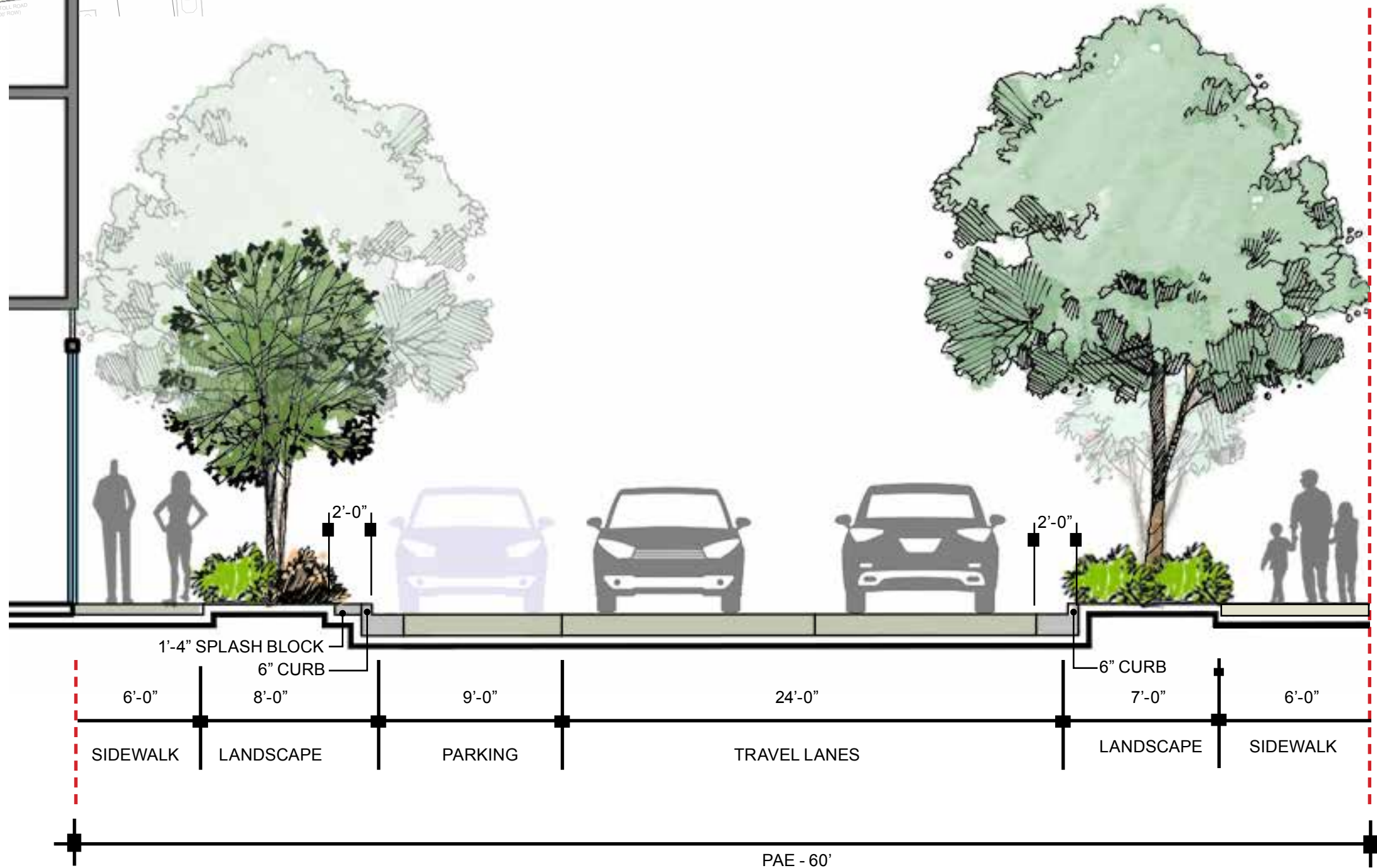
Leander Springs PAL - ⑥ LAGOON BLVD. C [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



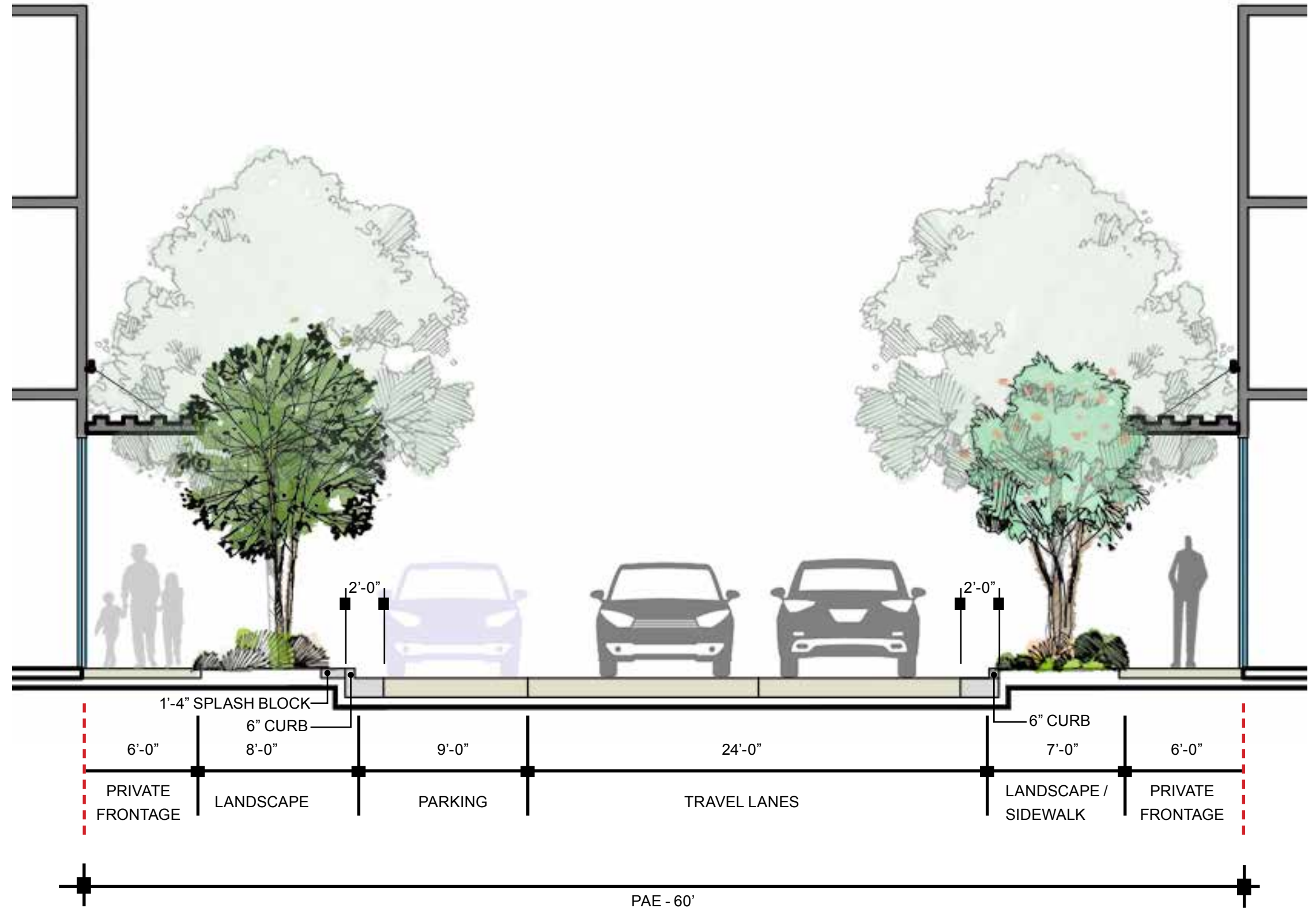
Leander Springs PAL - ⑦ WILLOWTREE WAY [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



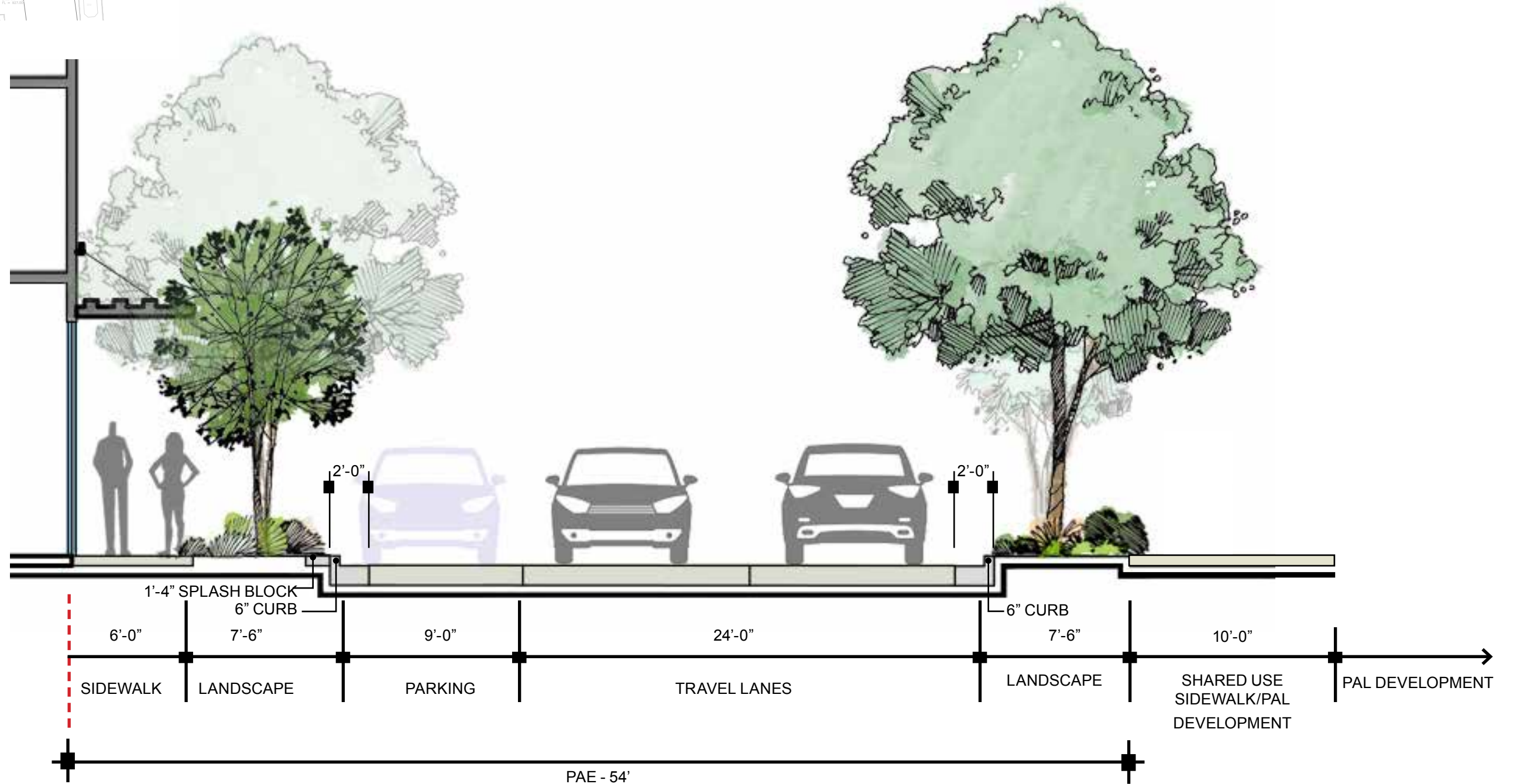
Leander Springs PAL - ⑧ LAGUNA VISTA WAY [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 4



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



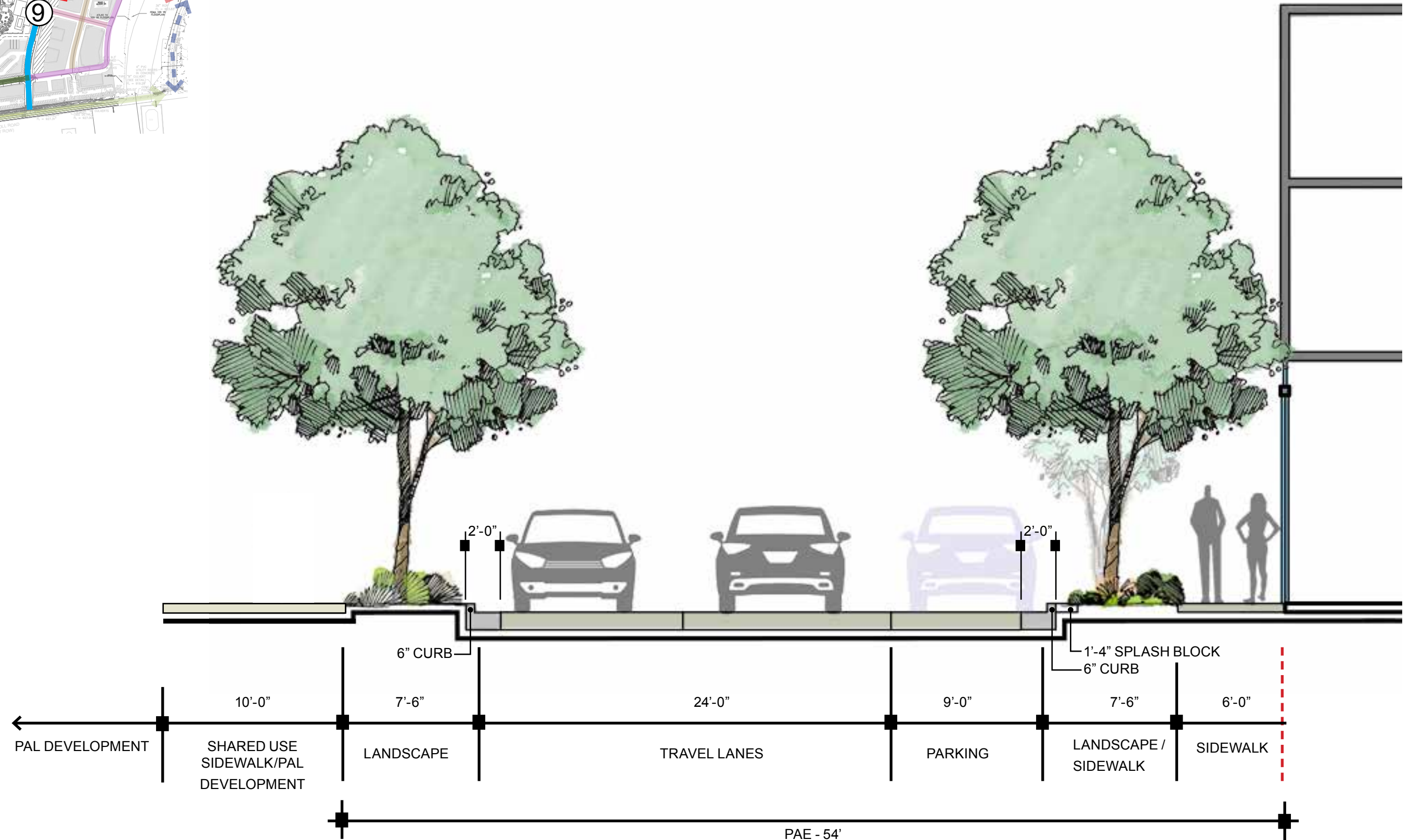
Leander Springs PAL - ⑨ DRUID'S WAY [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 4



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



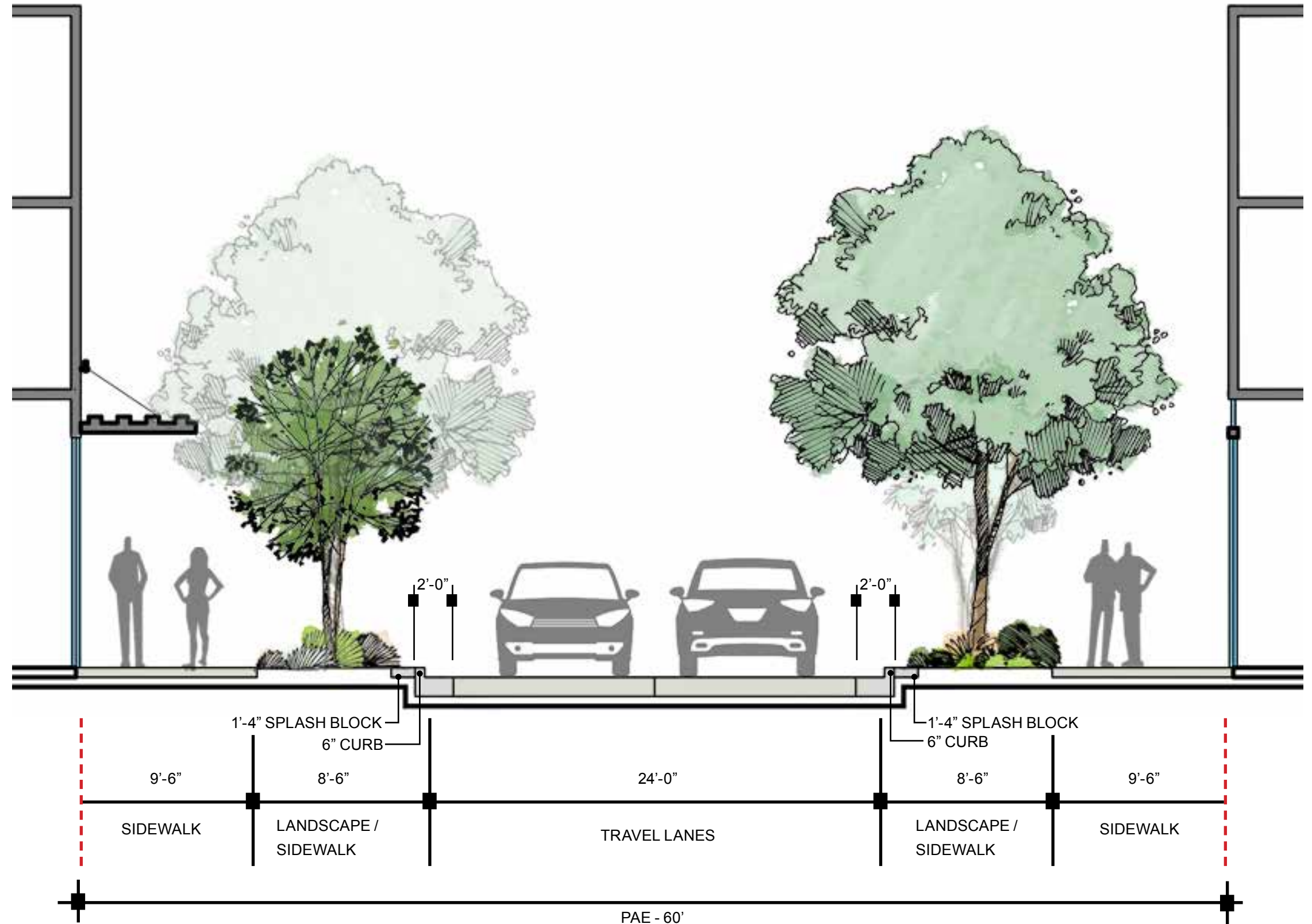
Leander Springs PAL - ⑩ KELL COVE [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



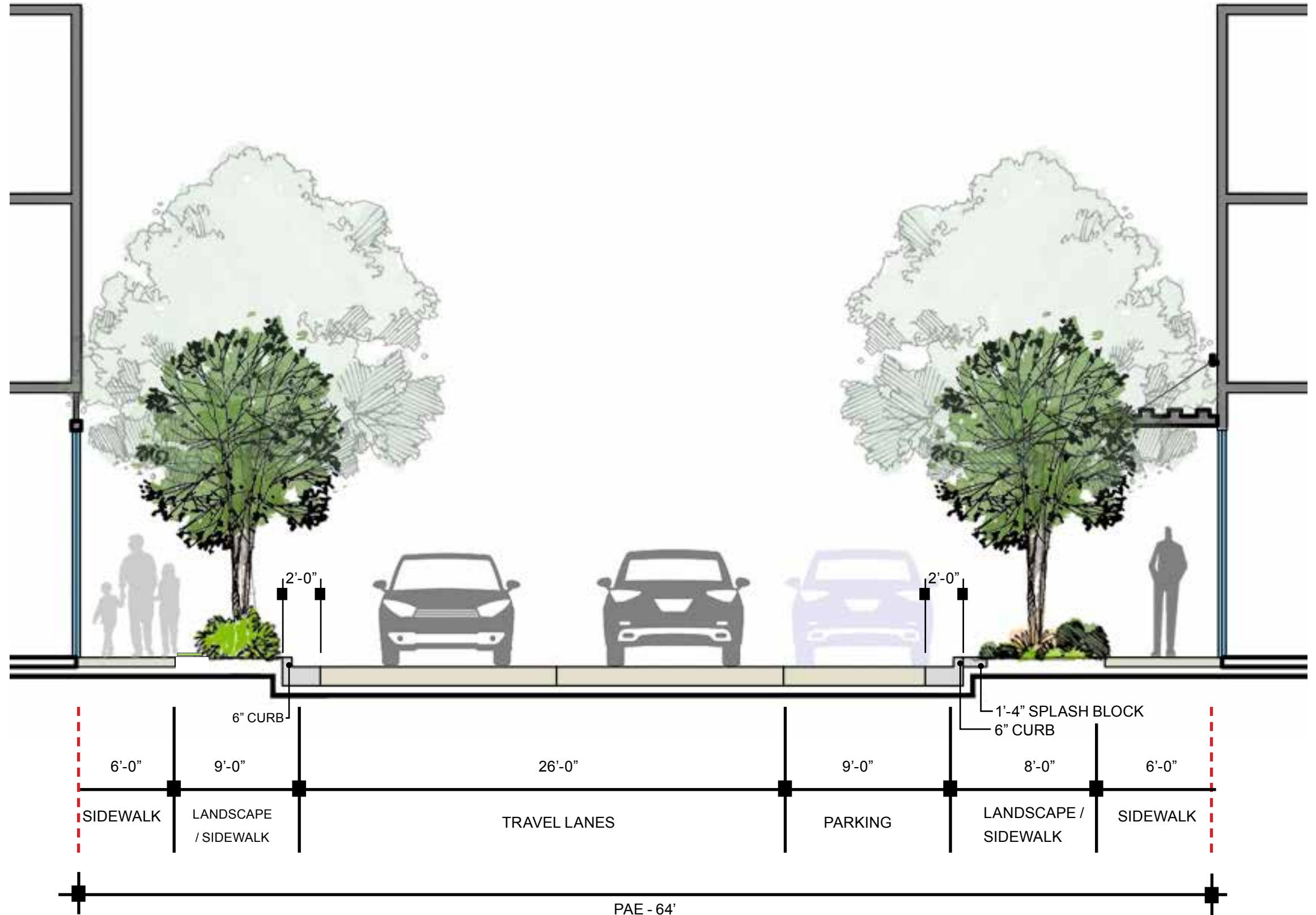
Leander Springs PAL - 11 AGNES STEVENS WAY [64' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



Leander Springs PAL - 12 BAYFRONT AVE. [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2 & 4



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

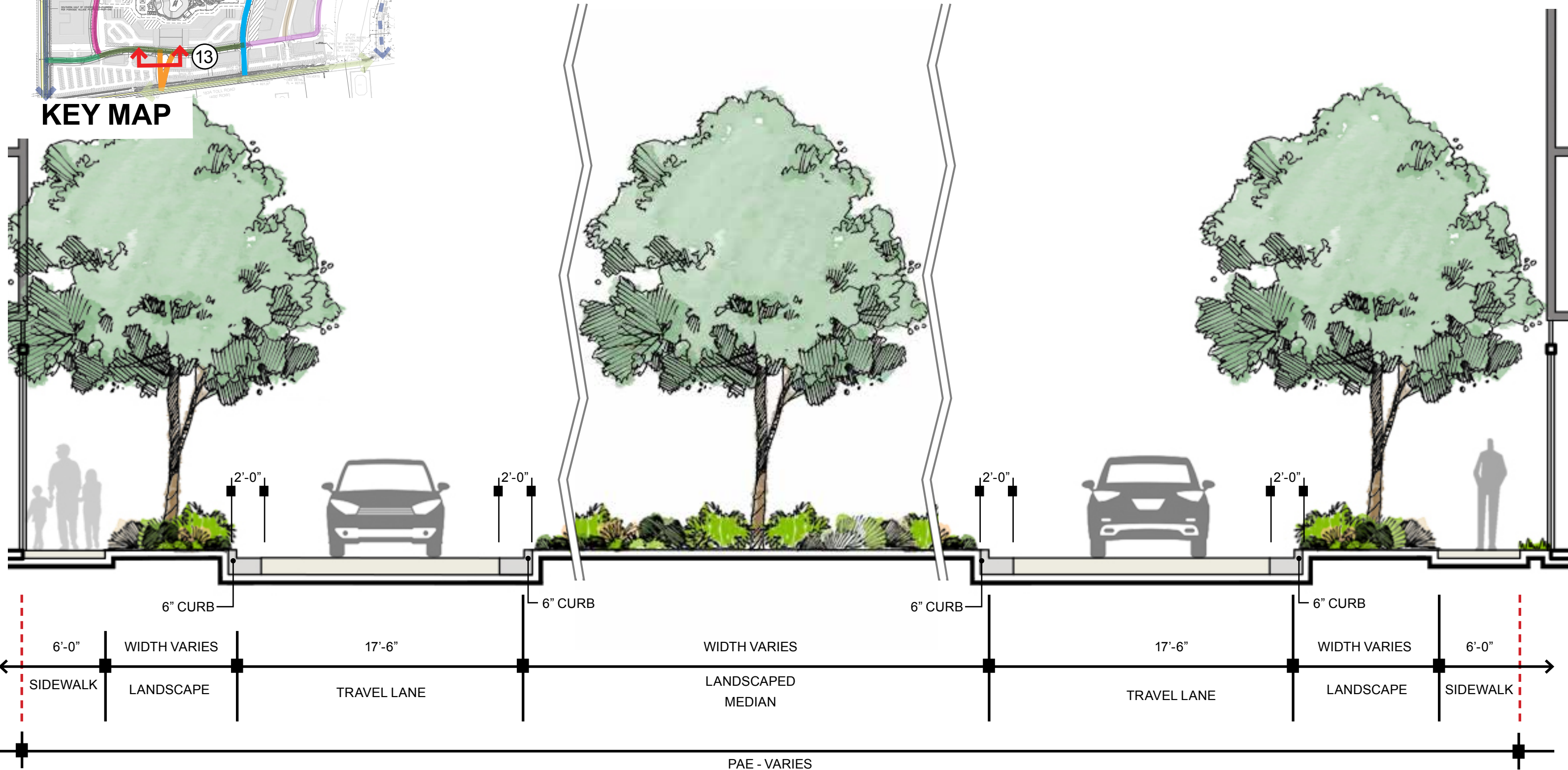


Leander Springs PAL - 13 CRYSTAL PKWY. (A) [PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 1



KEY MAP



Leander Springs PAL - ①④ CRYSTAL PKWY. (B) [PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 1



KEY MAP

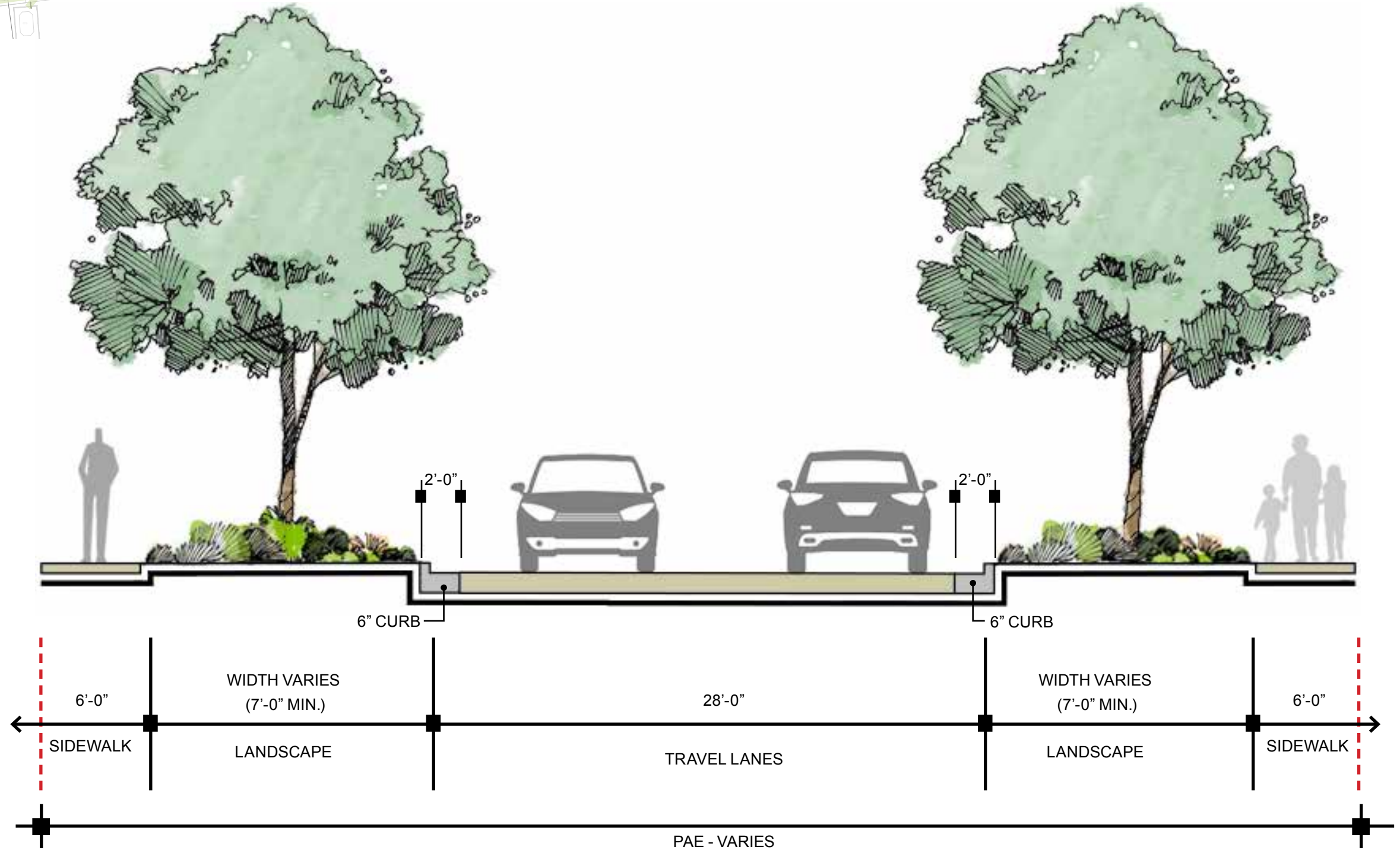


EXHIBIT A

Leander Springs

Planned Unit Development

A. Purpose and Intent

The Leander Springs PUD (the “PUD”) is composed of approximately 77.9 acres, as described in **Exhibit B, Field Notes** attached to this PUD Ordinance (the “Property”). ~~The development of this Property is planned as a high quality mixed use development, with recreational improvements and a mixture of uses suitable to the TOD area of Leander.~~

The PUD has been designed to create a unique destination for Leander residents, with a unique blend of residential, hotel, office, retail, restaurant, and recreational uses. The contents of this PUD further explain and illustrate the overall function desired for this development. A Conceptual Site Layout & Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the Property.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled **Exhibit A**.

2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance as permitted uses in this PUD.

2.

- a. MF-2-A (Multi-Family)
- b. GC-3-A (General Commercial)

~~3. Notwithstanding anything contained herein to the contrary, if a certificate of completion is not issued for the Crystal Lagoon by the deadline set forth in Section I, Development Phasing, then no further development permits may be issued for the Property until the PUD is amended; provided that development approvals for completion of the Phase I Commercial Development may be issued.~~

- ~~a. “Crystal Lagoon” is defined as a crystalline clear water lagoon, no less than four (4) acres in size, that is built and maintained using a patented technology with a minimum amount of additives and energy, located on an approximately 13.1 acre site, including the ancillary and related boardwalk and adjacent landscaping features, restaurants and shops operated with as part of the Crystal Lagoon, as more particularly described in this PUD. The lagoon is considered a non-essential use and will need to comply with water conservation requirements. Lagoon is further defined as a man-made recreational water feature designed and maintained for swimming and non-motorized water activities. It shall be constructed with impervious liners and finishes, utilize NSF/ANSI 50 certified or EPA approved treatment and~~

~~recirculation systems, and comply with CDC Artificial Swimming Lagoon guidance and Texas Administrative Code § 265.154 for water quality, safety, and operations.~~

C. **Conceptual Site Layout & Land Use Plan**

~~1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.~~

~~A Conceptual Site Layout & Land Use Plan has been attached to this PUD, **Exhibit C**, to illustrate the design intent for the Property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.~~

~~1. This PUD zoning document does not constitute plat or site plan approval of the attached plan(s).~~

D. **Allowable / Prohibited Uses**

~~1. The allowable uses shall include all uses permitted in the base zoning districts with the addition of a Lagoon, except the following mixture of residential and commercial uses consistent with the base zoning districts, except as modified by this document. The following uses shall be prohibited uses:~~

~~— Auto fuel sales and washing~~

~~— Auto repair and maintenance uses~~

~~a. Funeral home, including embalming and crematory facilities associated with an onsite funeral home or cemetery;~~

~~b. Manufactured housing sales and accessory building sales~~

~~c. Office/warehouse including painting, plumbing or similar commercial services~~

~~d. Outdoor commercial fueling and washing of vehicles~~

~~e. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals excluding facilities such as a Tri-Track station, as defined by the State of Texas Transportation Code.~~

~~f. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop (small engine repair shops and motorcycle repair shops shall not be permitted within one hundred fifty feet (150') of a residential district unless such repairs are conducted totally within a fully enclosed building)~~

~~g. Wholesale activities with less than 3,500 square feet of gross area of business~~

~~2. A “Lagoon” is defined as a man-made recreational water amenity designed and maintained for swimming and non-motorized water activities, that meets the following criteria:~~

~~a. Minimum of four (4) acres in size;~~

~~b. Built and maintained using patented technology with a minimum amount of additives and energy;~~

~~c. Located on Tract “G” as identified on **Exhibit C**;~~

~~d. The Lagoon is considered a non-essential use and will need to comply with water conservation requirements as established by City Ordinances.~~

~~e. The Lagoon shall be constructed with impervious liners and finishes, utilize NSF/ANSI 50-certified or EPA-approved treatment and recirculation systems, and~~

comply with CDC Artificial Swimming Lagoon guidance and Texas Administrative Code § 265.154 for water quality, safety, and operations.

- ~~1. Timing of development and unit density for MF-2 A Zoning District can be found in Section I in this Exhibit A.~~
- ~~2. A maximum of 1,600 200 multi-family units may be developed within this PUD; provided that the multi-family units are subject to the phasing and residential unit caps set forth in Section I, Development Phasing and may not exceed the residential unit limits set forth for each phase. A multi-family unit is defined as a dwelling unit within a multi-family structure. All density limitations in the Composite Zoning Ordinance shall not apply to the Property and are hereby replaced by the phasing and residential unit caps set forth in this Exhibit A.~~
- ~~3. The maximum number of multi-family units shall be limited to 1,200 units.~~

- ~~4. Multi-family units may only be located in the upper floors of vertical mixed-use buildings and shall include the following:
 - ~~a. Building Types: Vertical mixed-use buildings shall include ninety (90%) percent ground floor of retail, service, or office uses. Residential uses are only permitted on the upper floors. Multi-family amenities such as leasing offices, laundry facilities, and gyms shall not count towards the retail, service, or office requirements.~~
 - ~~b. Parking: All parking shall be provided using structured parking as part of a Wrapped Building.~~
 - ~~c. Public Space: Public spaces such as parks and plazas shall be integrated into the project.
 - ~~i. Plazas and open spaces shall create focal points with major circulation routes and pedestrian corridors to establish strong identity and structure for the design.~~
 - ~~ii. View corridors shall be maintained to provide views of amenities and identifying different spaces in the area.~~
 - ~~iii. Strong relationships shall be emphasized through the use of open space and framed view corridors.~~~~~~

- ~~3. All parking for multi-family shall be provided using structured parking.~~
- ~~4. Hotels may be constructed within this PUD, overlooking the Tract "G" Crystal Lagoon. A minimum of one (1) hotel that meets the requirements of this section shall be constructed by the deadline set forth in Development Phasing, Section I, Phase 2 (the "Hotel"). The Hotel shall have a minimum of five (5) stories, two hundred seventy five (275) rooms, approximately 90,000 square footfeet, and shall be a full-service nationally branded and franchised or managed upscale hotel constructed on the Property in accordance with City-approved plans. To qualify as a full-service, upscale, select service hotel, the Hotel shall include the following amenities: on-site food and beverage service (room service); on-site restaurant; on-site bar; fitness center; pool; and a minimum of 10,000 square feet of~~

~~conference and banquet space. Phase 4 3 of the PUD may not proceed if a certificate Certificate of occupancy Occupancy for the Hotel is not issued by the deadlines set forth in Section I. Any additional hotel that is developed as part of this development, shall not be required to include the above amenities.~~

5. The construction and operation of outdoor retail and entertainment venues are only permitted in Tract “G” as shown in Exhibit C. Such uses shall be prohibited within two hundred feet (200’) of any adjoining residential district.

~~6.1. The following uses shall be prohibited:~~

~~a. Auto fuel sales and washing~~

~~b.a. Auto repair and maintenance uses~~

~~e.a. Funeral home, including embalming and crematory facilities associated with an onsite funeral home or cemetery.~~

- ~~d.a. Manufactured housing sales and accessory building sales~~
- ~~e.a. Office/warehouse including painting, plumbing or similar commercial services~~
- ~~f.a. Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals excluding facilities such as a Tri-Track station, as defined by the State of Texas Transportation Code.~~
- ~~g.a. New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop (small engine repair shops and motorcycle repair shops shall not be permitted within one hundred fifty feet (150') of a residential district unless such repairs are conducted totally within a fully enclosed building)~~
- ~~h.a. Wholesale activities with less than 3,500 square feet of gross area of business~~

~~7. Development of this PUD shall be a mixed-use development. Buildings that have first floor retail, office, and/or commercial uses authorized by this PUD with residential uses on the floors above retail shall be referred to herein as Vertical Mixed Use Development. As part of this design approach, some Vertical Mixed Use Development shall have only first floor retail, and some shall have a combination of first floor retail, office, and commercial uses authorized by this PUD. **Exhibit E, Ground Floor Retail** identifies the streets that will have only first floor retail frontage within the Vertical Mixed Use Development. Uses associated with multi-family development such as leasing offices, laundry facilities, fitness facilities, or similar uses may not be located on the ground floor of Vertical Mixed Use Development.~~

~~8. One hundred percent (100%) of the Crystal Lagoon beach front shall be commercial ground floor uses.~~

~~6. Food trucks, mobile food units, mMobile Ffood Eestablishments, temporary retail establishments and Ffarmers' mMarkets (all as defined and regulated by state law) shall be permitted on any Tract within this PUD in compliance with the Composite Zoning Ordinance.~~

9.

~~**F.A. Outdoor Event Standards**~~

~~1. Outdoor entertainment events that generate noise including those involving outdoor amplified sound systems shall be installed with the sound directed towards 183A Toll Road and/or FM 2243.~~

~~2.1. No more than twelve (12) outdoor entertainment events with an audience of 2,000 or more attendees shall be allowed each year. A "Special Event Permit" must be obtained from the City for each of these events.~~

~~**F.E. Development Standards**~~

~~1. Phasing Requirements – For the purpose of this phasing plan, Commercial Development means commercial, office, and retail uses and structures authorized by this PUD.~~

~~**a. Phase 1**~~

~~i. This phase shall include the Lagoon and a minimum of one-hundred thousand~~

(100,000) square feet of Commercial Development.

ii. No more than three hundred fifty-two (352) multi-family units may be developed as part of this phase.

iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for the Lagoon.

b. Phase 2

i. This phase shall include a minimum of one-hundred thousand (100,000) square feet of Commercial Development.

ii. No more than an additional three hundred (300) multi-family units may be developed as part of this phase.

iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for all of the Commercial Development included in Phase 1.

c. Phase 3

i. This phase shall include a minimum of one-hundred thousand (100,000) square feet of Commercial Development.

ii. No more than an additional three hundred (300) multi-family units may be developed as part of this phase.

iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for all of the Commercial Development included in Phase 2.

d. Phase 4

i. This phase shall include a minimum of one-hundred thousand (100,000) square feet of Commercial Development.

ii. No more than an additional two hundred forty eight (248) multi-family units may be developed as part of this phase.

iii. The certificate of occupancy for the multi-family units may not be issued until the certificate of completion is issued for all of the Commercial Development included in Phase 3.

1.2. Under the base zoning GC-3-A, the following modifications shall apply:

a. ~~a.~~ Article V, Section 3, (b)(2)(~~ii~~) shall be modified to ~~allow include~~ allow outdoor entertainment venues involving:

~~—“outdoor entertainment venues involving s~~Substantial outdoor facilities, noise generation, water fountains, swimming pools, water slides, splash pads and similar or supporting facilities are permitted as well as minor outdoor facilities such as recreational equipment, ropes

~~—~~

- ~~i. courses, zip lines, play fields, and other similar facilities².~~
- ~~ii. Such outdoor entertainment venues shall be located exclusively on Tracts “G” and “H” within this PUD.~~
- ~~iii. Any events that generate noise including those involving outdoor amplified sound systems shall be installed with the sound directed towards 183A Toll Road and/or FM 2243. All outdoor activities and events shall comply with the Noise Ordinance.~~
- ~~iv. No more than twelve (12) outdoor entertainment events with an audience of two thousand (2,000) or more attendees shall be allowed each year. A “Special Event Permit” must be obtained from the City for each of these events.~~

~~2. Multi-family that is part of Vertical Mixed Use Development shall be developed on Tracts identified as MF 2-A/GC 3-A on Exhibit C. Street front ground floor shall be developed as described in Section D.8 of this PUD. Article III, Section 19(b) shall be waived to allow horizontal and vertical mixed use as established within this PUD.~~

3. Buildings constructed on Tracts “C”, “F” and “I” shall be designed with dual side front façades with store fronts facing towards the internal street network as well as 183A Toll Road. Doorways shall be provided along the internal street network to provide pedestrian connectivity to the street front.

Outdoor Event Standards

~~Outdoor entertainment events that generate noise including those involving outdoor amplified sound systems shall be installed with the sound directed towards 183A Toll Road and/or FM 2243.~~

~~No more than twelve (12) outdoor entertainment events with an audience of 2,000 or more attendees shall be allowed each year. A “Special Event Permit” must be obtained from the City for each of these events.~~

4. Height

~~a. Buildings may take advantage of the height exceptions granted by the Composite Zoning Ordinance. Under the base zoning GC 3-A, the following height modifications shall apply except within twenty five (25’) feet of the PUD’s southern and western border. Buildings within twenty five (25’) feet of the southern and western border shall comply with the thirty five (35’) feet height limit.~~

~~a. _____~~

~~b. Ninety (90’) foot maximum for all uses except those identified in ii. and~~

~~e. Building height may not exceed ninety-five feet (95’) for hotels constructed within Tracts “B”, “D”, “E”, and “G” as shown on Exhibit C.iii. below;~~

~~b. _____~~

~~d. Building height may not exceed one-hundred twenty feet (120’) for offices constructed within Tracts “B”, “D”, “E”, and “G” as shown on Exhibit C. Ninety-five (95’) foot maximum for hotel use;~~

- ~~c.~~
- ~~i. One hundred twenty (120') feet maximum for office use;~~
- ~~ii. Any office building exceeding ninety-five (95') feet in height shall be located at least fifty (50') feet from the southern and western boundaries of the PUD.~~

~~e. The structures located within the MF-2-A zoned property within fifty feet (50') of the southern and western boundaries of the Property shall be limited to a maximum of five (5) stories or sixty thirty-five feet (60'35') in height.~~

~~f. No structures within the MF-2-A zoned property shall exceed six (6) stories or seventy-two feet (72') in height.~~

~~g.d.~~ Parking garage heights may be of a height equal to the height of the adjoining building serviced by the subject parking garage.

5. Building setbacks

a. Building setbacks along all internal development streets shall be a minimum of ten feet (10') ~~shall may be zero feet (0')~~.

~~b.~~ All other buildings shall comply with the setbacks listed in the Composite Zoning Ordinance.

6. Paving Setbacks

a. A minimum paving setback of fifteen feet (15') shall be established for parking lots constructed along 183A Toll Road.

b. All other paving shall comply with the Composite Zoning Ordinance.

~~b.~~

~~e. Structures constructed on Tracts "C", "F" and "I" shall be constructed a maximum of ten10 feet (10') from the internal development street paralleling 183A.~~

6.7. Street Network

- ~~a. All private and public streets shall comply with Exhibit D Street Exhibit. This PUD is intended to create a unique destination that is designed to focus buildings and user experience inwards towards a central Crystal Lagoon. As such, the PUD will place and orient many buildings requires that buildings are oriented inward, creating a pedestrian friendly active edge along this lagoon.~~
- ~~a.~~
- ~~b. Due to the walkable, urban setting established with this PUD, roadways depicted on Exhibit D, Street Exhibit and street cross sections are established to encourage slow traffic speeds, street parking and walkability in Exhibits E-1 through E-7, Street Cross Sections.~~
- ~~e. Street Types for all thoroughfares within this PUD are identified on Exhibit E, Street Exhibit.~~
- ~~d.b.~~ Curb extensions/bulb outs shall be constructed at all intersections in order to create pedestrian scaled roadway crossings and encourage slower vehicular travel speeds.
- ~~e.c.~~ In locations where ~~blocks street intersections~~ exceed 400 four hundred feet (400'), a mid-block pedestrian crossing with curb extensions/bulb outs shall be installed mid-block.
- ~~f.d.~~ Parallel or head-in, on-street parking spaces ~~shall~~ may be provided along all internal streets.
- ~~g.c.~~ Sidewalks ~~of~~ at least ~~12 twelve~~ feet (12') wide shall be adjacent to all building frontages ~~only if the building incorporates a commercial use on the ground floor.~~
- ~~f.~~ Sidewalks at least ~~12 twelve~~ feet (12') wide shall be provided between the building ~~facade~~ and the parking lot, with trees in grates or planter boxes every ~~30 thirty~~ feet (30'), ~~only if the building incorporates a commercial use on the ground floor.~~
- ~~h.~~

~~7.1. Paving Setbacks~~

- ~~a. A minimum paving setback of fifteen feet (15') shall be established for parking lots constructed along 183A Toll Road.~~
- ~~b. All other paving shall comply with the Composite Zoning Ordinance.~~

G.F. Parkland/Recreation Improvements

- ~~a. The parkland/recreation elements of this PUD shall be composed of two (2) key program elements. These elements are the Crystal Lagoon and a segment of the Brushy Creek Main Branch Trail. The Crystal Lagoon, at least four (4) acres in size, shall be constructed, installed, and operated on Tract "G" as shown on~~

Exhibit C.

a.

b. Crystal Lagoon

i. The Lagoon, at least four (4) acres in size, shall be constructed, installed, and operated on Tract "G" as shown on Exhibit C.

~~i.—Although the location, size, and shape of the Crystal Lagoon may change, it will include increased recreation improvements to include water sports, public access, and associated pedestrian amenities. The water associated with the Crystal Lagoon shall be managed and treated by a patented~~

~~ii. technology system and be sustainable for recreational uses.~~

~~ii.iii. This Crystal Lagoon shall be constructed during the first phase of development, by the deadlines established in Section I, Development Phasing, Phase 1.~~

~~iii. Public access to the Crystal Lagoon shall be provided. Seventy (70%) percent of the Crystal Lagoon frontage shall be public access. The remaining thirty (30%) may be private access.~~

~~iv. The Crystal Lagoon shall be open for use by the public, provided that the Crystal Lagoon may be closed to the public for special events and/or maintenance for up to fifty (50) days each year and for temporary closures for repair or due to casualty or other force majeure events that will exceed more than 50 days using commercially reasonable and diligent efforts. For purposes of this subsection, “open to the public” means that the use of the Crystal Lagoon shall not be restricted to one or more users; provided, however, the owner or operator of the Crystal Lagoon shall have the right to charge fees to users of the Crystal Lagoon based on rates established by the owner or operator of the Crystal Lagoon in its sole discretion.~~

~~v. Leander residents shall receive a discount on general admission prices of forty percent of the costs available to the general public.~~

c. Brushy Creek Main Branch Trail

~~i. Approximately 7.4 acres of open space parkland shall be dedicated to the City of Leander as public parkland and land dedication of the Brushy Creek Main Branch Trail identified on the Leander Trails Master Plan 2011 provides a critical east-west pedestrian link.~~

~~ii. Construction of a ten feet (10’) wide all weather trail shall be constructed within the corridor as part of Phase 2. The trail corridor and constructed trail shall be dedicated to the City as part of the parkland dedication and improvements. The Mason Creek Trail from Horizon Lake Park will be connected to the enter from the west on either Tracts L, M, or A to the internal sidewalk system and connect to the Brushy Creek Trail system to the north along FM 2243.~~

~~H. Landscape Requirements~~

~~1. In the event a building is sited with a zero (0) foot setback, Article VI Site Standards with in the Composite Zoning Ordinance shall be modified as follows:~~

~~a. Landscape requirements may be planted in the associated right-of-way, street, or easement within landscape planting beds, pedestrian courtyards, greenways or similar type of areas.~~

b. ~~Landscaped areas less than four feet (4') in width may count towards the landscape area requirements so long as the landscape area contributes to landscaping and scale of the associated street.~~

~~2.—Street trees shall be planted along all streets within this PUD to the following standards:~~

- ~~a.—Street trees shall be planted along all streets at a spacing not to exceed forty feet (40') on center not including 183A Toll Road and FM 2243. Street trees with a mature height not less than thirty-five feet (35') shall be planted as part of Phase 1 along the southern border of Tract K within four hundred feet (400') of the southwest corner of the property at a spacing not to exceed twenty five feet (25'). These trees shall be Arizona Cypress, Escarpment Live Oaks, or similar tree species listed in the Leander Preferred Plant List or Austin Grow Green Guide. The spacing may be modified to accommodate the tree species spread according to industry standards.~~
- ~~b.—The species of street trees may be, but are not required to be, consistent on both sides of the street on a block.~~
- ~~c.—The property owners' association shall be responsible for the maintenance of the street trees and sidewalks located along internal streets, not including 183A Toll Road and FM 2243.~~

I.—Development Phasing

1.—The Property shall be developed in accordance with the phasing and deadlines set forth in this section. ~~Certificate of occupancy~~ Occupancy means the final certificate ~~Certificate of occupancy~~ Occupancy issued by the City for ~~occupancy or use of a building or structure.~~ Completion means the final certificate of completion issued by the City for completion of site improvements. ~~Commercial Development~~ means commercial, office, and retail uses and structures authorized by this PUD.

| | |
|-------------------------------------|--|
| DEADLINE | PHASE 1 Phase 1 consists of the following uses and structures which are subject to the phasing requirements described below: A. The Crystal Lagoon B. A minimum of thirty-five thousand (35100,000) square of Commercial Development that is not part of Vertical Mixed Use Development (the “Phase 1 Commercial Development”) C. A maximum of fourthree hundred fifty two (352400) multi-family units that are part of Vertical Mixed-Use Development |
| | The site development permit application for the Crystal Lagoon, Phase 1- Commercial Development, and first four three hundred fifty two (352400) units of multi-family may be submitted for concurrent review. If they are not submitted for concurrent review, then they shall be submitted in the following order, and construction of the Crystal Lagoon shall commence concurrently with or before the construction of the Multi-Family units: <ol style="list-style-type: none"> a. Crystal Lagoon b. Commercial Development c. Multi-family |
| <u>No deadline:</u> | A certificate of completion for the Crystal Lagoon must be obtained by December 31, 2023. |
| 12/31/2023 (Crystal Lagoon only) | Certificates of occupancy may not be issued for any multi-family units until after the certificate of completion is issued for the Lagoon. No more than four three hundred fifty two (352400) multi-family units may be permitted during Phase 1, and only if they are part of a Vertical Mixed Use Development. Phase 1 must be complete and have certificates of occupancy or certificates of completion, as appropriate, issued before more than four three hundred fifty two (400352) multi-family units will be permitted. The first floor retail portion of the Vertical Mixed Use Development shall obtain a certificate Certificate of o<u>Occupancy</u> for up to at least fifty percent (50%) of the Phase 1 Commercial Development prior to permits being issued for Phase 2. |
| | Development of Tracts "G" and "H" shall be constructed as identified on Exhibit G, Phasing Plan including the construction of the utility infrastructure and streets located within the public rights-of-ways necessary to service Phase 1 of the Property. |

~~Temporary all-weather surface parking comprised of concrete, asphalt, or similar material approved by the Planning Director and City Engineer may be constructed on Tracts "E", "D", "J", "K", and "L" for the exclusive use of the users of Phase 1. The surface parking shall be removed when Tracts "E", "D", "J", "K", and "L" develop for their designated uses.~~

| | |
|--|--|
| <p>DEADLINE</p> | <p style="text-align: center;">PHASE 2</p> <p>Phase 2 consists of the following uses and structures which are subject to the phasing requirements described below:</p> <p style="margin-left: 40px;">a. A minimum of one hundred <u>fifty thousand (10150,000)</u> square feet of Commercial Development (the “Phase 2 Commercial Development”)</p> <p style="margin-left: 40px;">b. A maximum of <u>three hundred fifty (30250)</u> multi-family units</p> |
| <p>Within 5 years of the first Certificate of Occupancy issued for Phase 1 (Phase 2 Commercial Development only)</p> | <p>One or more certificates <u>Certificates of occupancy Occupancy</u> for a minimum of one hundred <u>fifty thousand (10150,000)</u> square feet of Commercial Development shall be obtained. No more than <u>two three hundred fifty (25300)</u> multi-family units may be approved for Phase 2. Building permits for multi-family <u>structures</u> may not be issued until fifty percent (50%) of the <u>Phase 2 Commercial Development</u> (excluding Hotels and the Crystal Lagoon) is occupied. Occupancy means that the space in the Commercial Development is leased or owned by an occupant using the space for its intended use consistent with the PUD, or actively preparing the space for such use. <u>has been issued a Certificate of Occupancy.</u></p> <p style="text-align: center;">HOTEL</p> <p>Hotel development can begin at any time and is subject to the phasing deadlines set forth below.</p> <p>Hotel construction shall commence <u>no later than</u> upon the earlier to occur of five years after the issuance of the first certificates of occupancy or no later than <u>12/31/2028.</u></p> |
| <p>DEADLINE</p> | <p style="text-align: center;">PHASE 3</p> <p>Phase 3 consists of the following uses and structures, which are subject to the phasing requirements described below:</p> <p style="margin-left: 40px;">A. <u>Two hundred fifty (250) units of multi-family units for each one hundred <u>fifty thousand (10150,000)</u> square feet of Commercial Development up to a maximum of one thousand two hundred (1200) multi-family units, subject to the limits and phasing requirements below.</u></p> <p style="margin-left: 40px;">B. <u>Minimum square footage of Commercial Development as defined here (the (“Phase 3 Commercial Development”))</u></p> |
| <p><u>No deadline</u> <u>After Phase 2</u> <u>Within 10 years of the Certificate of Occupancy issued for Phase 1 (Phase 3 Commercial Development only)</u></p> | <p>Certificates of occupancy for additional multi-family units in excess of the six hundred fifty (650) units allowed in Phases 1 and 2 may be approved as long as <u>For each additional two hundred fifty (250) units of multi-family for which a certificate <u>Certificate of occupancy Occupancy</u> has been requested after Phase 2,</u> certificates of occupancy have been issued for the Phase 2 Commercial Development and certificates of occupancy <u>must be issued for an additional one hundred <u>fifty thousand (10150,000)</u> square feet of Phase 3 Commercial Development has been issued</u> after the Phase 2 Commercial Development.</p> <p>A maximum of one thousand two hundred (1200) multi-family units may receive building permits during the first (ten) 10 years (including all Phases) of the PUD approval.</p> |

| | |
|--|---|
| <p>After 10 years of the Certificate of Occupancy issued for Phase 1 from the approval date of the PUD</p> | <p>PHASE 4</p> <p>Phase 4 consists of the following uses and structures and are subject to the phasing requirements described below:</p> <p>A. Up to four hundred (400) multi-family units</p> |
| | <p>Up to four hundred (400) additional multi-family units may be approved for a total of one thousand six hundred (1600) multi-family units within the development, provided that thirty-five percent (35%) of the Commercial Development (excluding the Hotel and the Crystal Lagoon) must be occupied, a certificate of occupancy has been issued for the Hotel, and certificates of occupancy have been issued for the Phase 3 Commercial Development.</p> <p>Traacts "J" and "K" shall be the last traacts developed for multi-family uses.</p> |

J.G. Subdivision Process

1. The Concept Plan and Preliminary Plat may be submitted for concurrent review and approval.
2. ~~The Hotel, the Commercial Development, and the Crystal Lagoon must each be located on tax parcels that do not include multi-family development, and for which zoning does not allow multi-family development or two-family development, as shown in Exhibit C, unless the Commercial Development is part of Vertical Mixed Use Development. Commercial Development, the Hotel, and the Crystal Lagoon must be located on separate tax parcels from Multi-Family Development or two-family development (except for Multi-family Development that is part of Vertical Mixed Use) prior to the issuance of a building permit, and the separate tax parcel must be created before the issuance of a building permit for the Commercial Development, the Hotel, or the Crystal Lagoon, respectively.~~

LIST OF EXHIBITS

**Exhibit A—Planned Unit
Development (PUD) document**

Exhibit B—Field Notes

**Exhibit C—Conceptual Site
Layout and Land Use Plan**

Exhibit D—Street Exhibit

**Exhibit E 1 through E 7—Street
Cross Sections**

Exhibit F—Ground Floor Retail

Exhibit G—Phasing Plan

**Exhibit H—Leander Spring
PUD Amendment 1 Cross-
Section Updates**

EXHIBIT B

Field Notes

EXHIBIT B

77.9044 ACRES
PUD MIXED USE
ZONING DESCRIPTION

DESCRIPTION

TRACT 1: 31.3453 ACRES OR 1,365,403 SQ. FT. OUT OF THE E.D. HARMON SURVEY, ABSTRACT NUMBER 6, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 275.31 ACRE TRACT CONVEYED TO CARL STEVENS AND WIFE, AGNES STEVENS IN DEED DATED APRIL 29, 1959, RECORDED IN VOLUME 430, PAGE 528, DEED RECORDS OF WILLIAMSON COUNTY, TEXAS AND

TRACT 2: 46.5590 ACRES OR 2,028,114 SQ. FT. OUT OF THE E.D. HARMON SURVEY, ABSTRACT NUMBER 6, WILLIAMSON COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN 52.45 ACRE TRACT CONVEYED TO LEANDER DEVELOPERS 4, LTD, RECORDED IN DOCUMENT NO.2005077774, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 5.936 ACRE TRACT CONVEYED TO WILLIAMSON COUNTY, TEXAS, BY DEED RECORDED IN DOCUMENT NO. 2005094695 AND DOCUMENT NO. 2005101487, OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SAID 77.9044 ACRES TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron pin found on the West R.O.W. of Highway 183A at the Southwest corner of said 5.936 acre tract conveyed to Williamson County for R.O.W. being the Southeast corner of the remainder of said 52.45 acre tract also being the Northeast corner of a 29.0385 acre tract conveyed to Leander 30 L.P. and William K. Burba in Doc. No. 2017013760, Official Public Records of Williamson County, Texas and the Northwest corner of 0.9615 acre tract conveyed to Williamson County for R.O.W., being described by deed most recently recorded in said Doc. No. 2017013760, for the Southeast corner of this tract and the **POINT OF BEGINNING**

THENCE, S68°59'26"W with the North line of said 29.0385 acre tract, a distance of 1,594.40 feet to a ½" iron pin found being on the East line of a 118.778 acre tract conveyed to James M. Zanzi Trustee of the James M. Zanzi Revocable Trust in Doc. No. 2011001781 Official Public Records of Williamson County, Texas for the Southwest corner of said 52.45 acre tract and this tract.

THENCE, N20°40'12"W with the East line of said 118.778 acre tract, a distance of 1,135.88 feet to a ½" iron pin found being the West common corner of said 54.25 acre tract and the remainder of said 275.31 acre tract.

THENCE, N20°40'50"W passing the Northeast corner of said 118.778 acre tract, same being the Southeast corner of a tract conveyed to the City of Leander (no deed found) in all a distance of 1,136.69 feet to a fence post found being the Southwest corner of a 3.91 acre tract conveyed to the City of Leander in Vol. 1476, Pg. 825 of the Real Property Records of Williamson County, Texas and the

Southeast corner of the a 6.88 acre tract conveyed to the City of Leander in Vol. 1183, Pg. 883 of the Real Property Records of Williamson County, Texas for the Northwest corner of this tract.

THENCE, N50°52'47"E with the Southeast line of said 3.91 acre tract, a distance of 653.43 feet to a ½" iron pin set on the South R.O.W. of F.M. 2243 at the East corner of said 3.91 acre tract

THENCE, with the South R.O.W. of F.M. 2243 the following two (2) courses:

- 1) S81°19'01"E, a distance of 14.61 feet to a 1/" iron pin set at a point of curve to the left.
- 2) With said curve to the left, whose elements are R=994.93 feet, L=358.08 feet, whose chord bears N88°39'09"E, 356.15 feet to a ½" iron pin found being the Northern Southwest corner of said 10.974 acre tract conveyed for right of way.

THENCE, with the South line of said 10.974 acre tract conveyed for right of way being the South R.O.W. of F.M. 2243 the following three(3) courses:

- 1) S11°46'23"E, a distance of 42.51 feet to a ½" iron pinset.
- 2) With a curve to the left, whose elements are R=887.69 feet, L=230.99 feet, whose chord bears N70°43'56"E, 230.34 feet concrete monument found.
- 3) S72°30'10"E, a distance of 139.47 feet to a ½" iron pin set being the intersection of South R.O.W. of F.M. 2243 and the West R.O.W. of Highway 183A for the Northeast corner of this tract.

THENCE, S28°13'00"E with the West R.O.W. Highway 183A, a distance of 865.11 feet to a ½" iron pin found being the East common corner of said remainder of 275.31 acre tract and remainder of said 52.45 acre tract

THENCE, S28°12'09"E with the West R.O.W. of Highway 183A at 504.9 feet pass a concrete highway monument found in all a distance of 1,365.36 feet to the **POINT OF BEGINNING** and containing 3,393,517 square feet or 77.9044 acres, more or less.

EXHIBIT D

ROAD CROSS-SECTION NARRATIVE

This narrative details the proposed changes to the street exhibits for the Leander Springs development and explains how these changes meet and exceed the intentions set forth by the Leander Springs Planned Unit Development (PUD) agreement, **specifically sections F.6 and Exhibits D and E-1 through E-7**. This document will elaborate on the encouragement of slowing traffic speeds, enhanced street parking, and walkability.



LEANDER SPRINGS



ROADWAY DESIGN

A main concern for the roadway system is the safety of the drivers and pedestrians traveling along the roads. Some of the roadways originally proposed in the PUD had a narrow 10-foot travel lane. Slightly increasing this width will provide safer roadways, especially since this development will have larger vehicles traveling on the road. Naturally, with wider roads, traffic speeds may increase. To counteract this, the roadways have been designed with more bends to encourage slower speeds. Additionally, some of the roadways needed to be widened in order to meet the fire lane code for aerial access. To meet this fire code, some of the on-street parking had to be removed.



ON-STREET PARKING

Parking along the internal roads is important for ease of access to retail and other amenities provided within this development. The parallel parking spaces along these roads have been increased to nine feet, from the originally proposed seven feet. The intent is to provide a more comfortable on-street parking experience while keeping larger vehicles, like pick-up trucks and SUVs, in mind. The substandard for street parking in Texas is seven feet, therefore this dense development will benefit from more spacious parallel parking.



PEDESTRIAN EXPERIENCE

Well-designed streetscapes also play a role in creating more inviting, safe, and enjoyable spaces to explore, while greatly enhancing the walkability and aesthetics of a development. The proposed street sections will align with the PUD's intent and guidelines while incorporating landscape elements, such as trees, plants, and greenery to create a sense of place and improve the overall visual appeal of the different streetscape profiles. Simple changes in landscape and hardscape materials can often serve as a method of indirect traffic slowing and calming, so the design team will strategically implement these practices where opportunities provide or are deemed necessary.

The design vision will improve the pedestrian experience in several ways and will comply with the PUD guidelines. For example, the placement of trees and other vegetation in the landscape buffers (width varies) between the roadway and the sidewalks can provide shade and shelter from natural elements, allowing more protection on hot or rainy days. Landscape features can also help define the edges of the sidewalk, crafting clear pedestrian zones and ultimately reducing the risk of collisions with vehicles. In addition, the use of different types of paving materials and textures will help create a sense of movement, direction, and destinations throughout Leander Springs.

As for aesthetics, the use of plants and other vegetation will add color, texture, and appeal to the streetscape while keeping the materiality and color palette of the Leander Springs development. The design team will incorporate a variety of different landscape elements to transform a functional thoroughfare into a vibrant and welcoming public space for both pedestrians and vehicles.



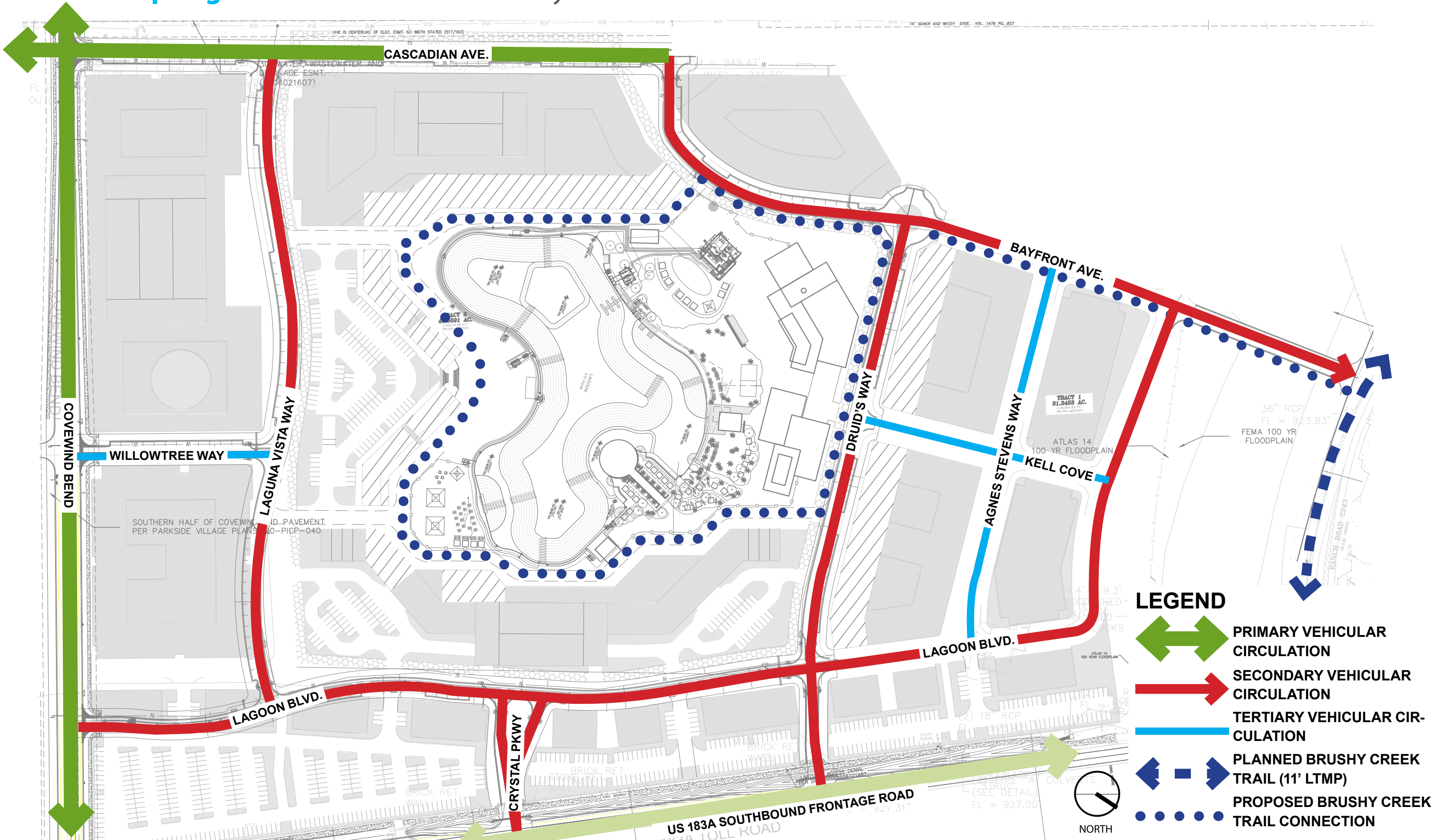
TRAIL CONNECTIVITY AND OVERALL DESIGN

Leander Springs is set in a prime location within the Regional Trail network. It has the opportunity to offer a direct connection to and from the proposed Brushy Creek Trail extension and provide a critical east-west pedestrian link within the Regional Trail network. The design team has created a trail experience within Leander Springs that complements the existing and proposed trail network and embraces the vision of the PUD and its guidelines. Internal to the project, the design of the trail expansion focuses on circulation and access to the various retail, commercial, and recreational opportunities while activating the pedestrian edge of the lagoon. Safe crossings where interactions with vehicles occur will be addressed with proper signage, lighting (for nighttime), and traffic-calming measures.

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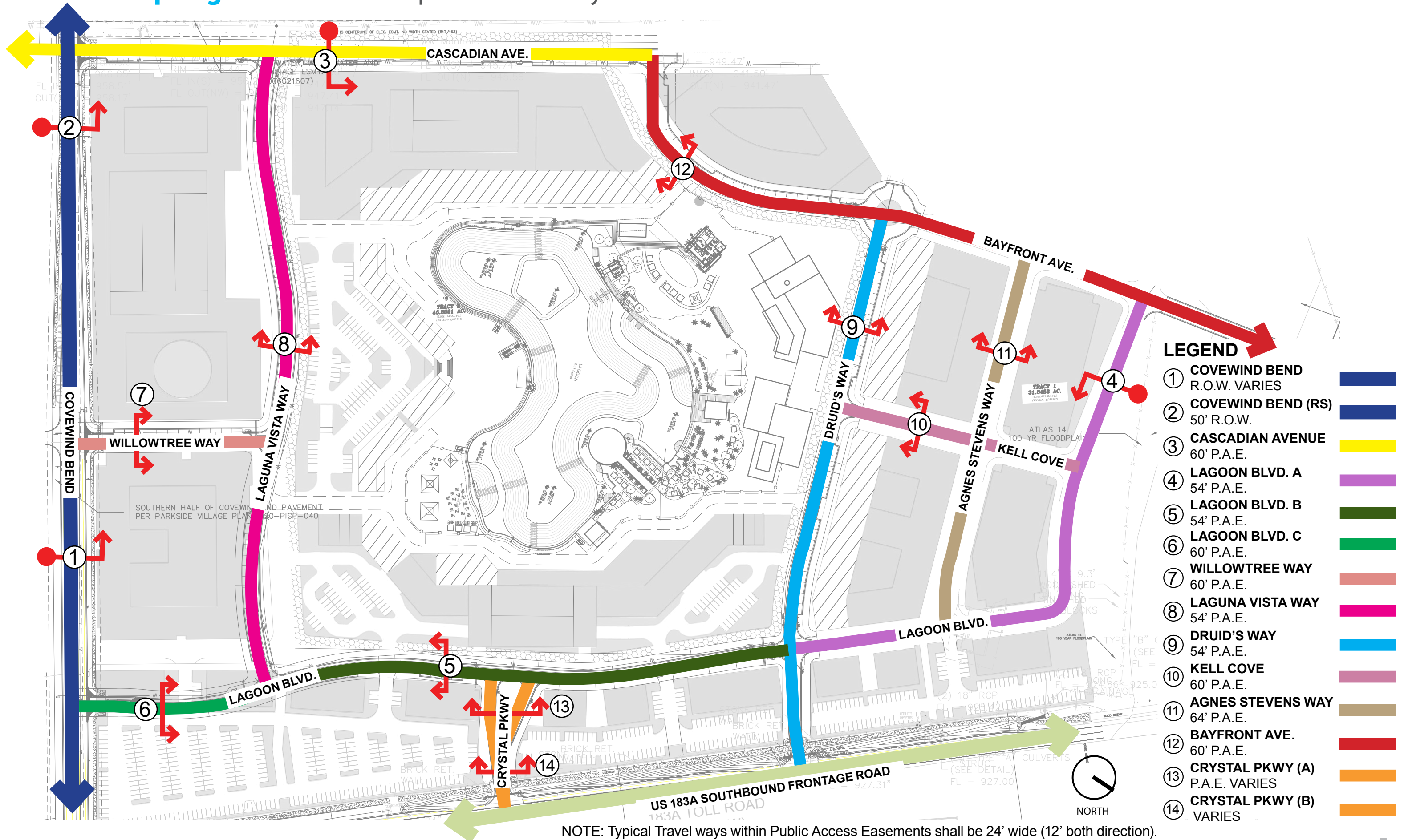
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Leander Springs PAL - Circulation Hierarchy



NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

Leander Springs PAL - Streetscape Sections Key



NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

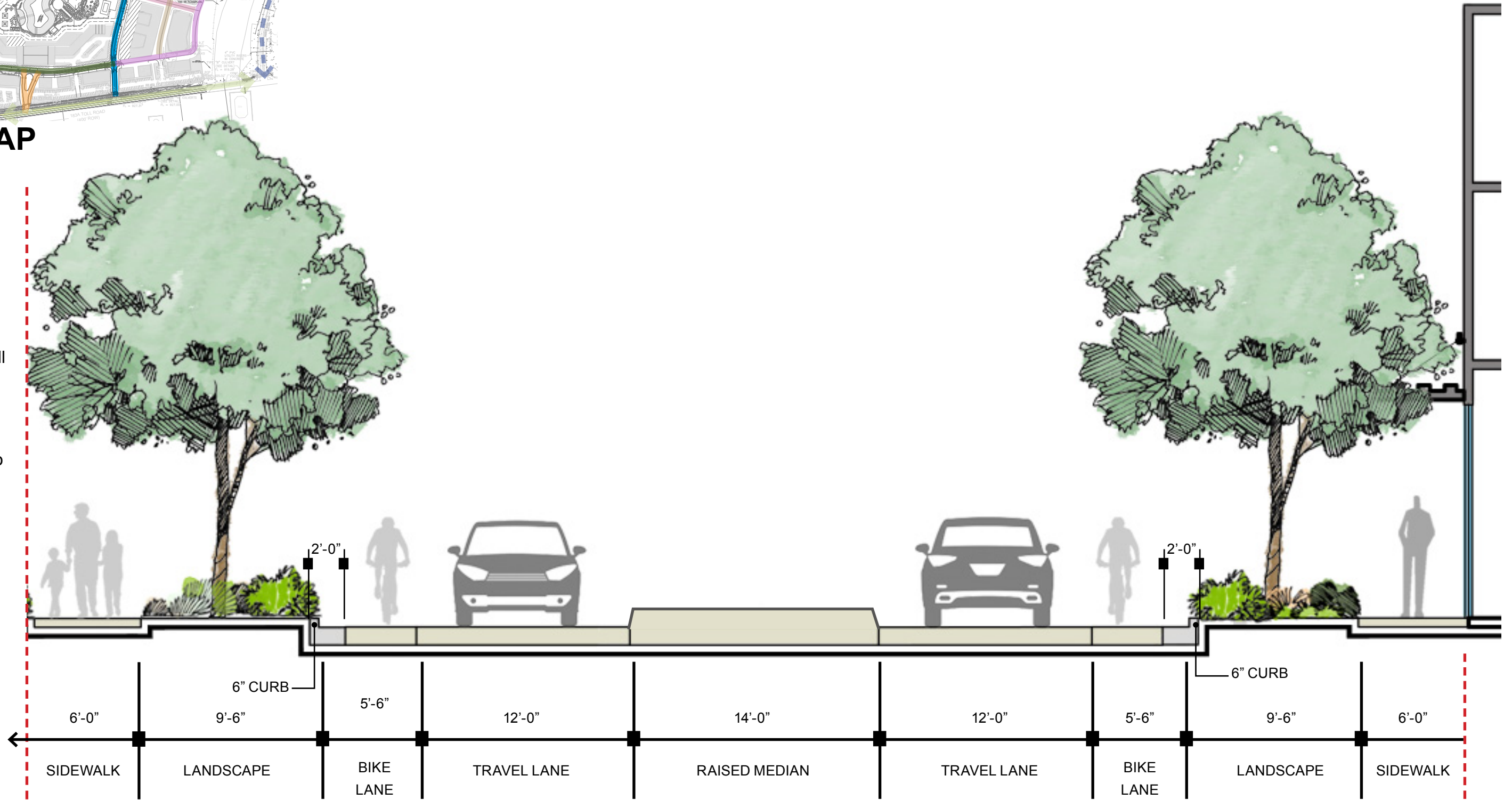
Leander Springs PAL - ① COVEWIND BEND (Public Street)

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 6



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



R.O.W. = VARIES

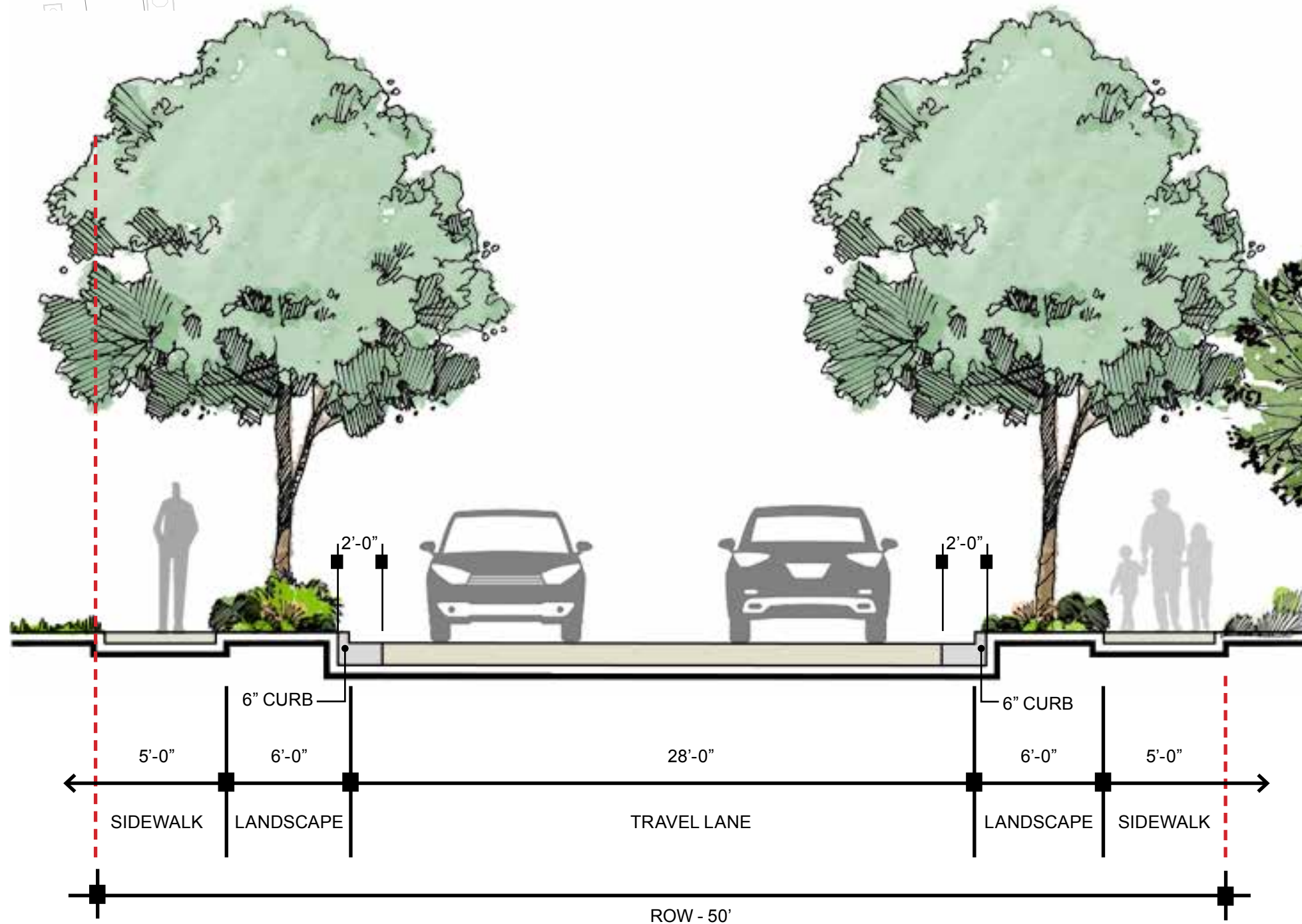
Leander Springs PAL - ② COVEWIND BEND (Public Street)

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 6



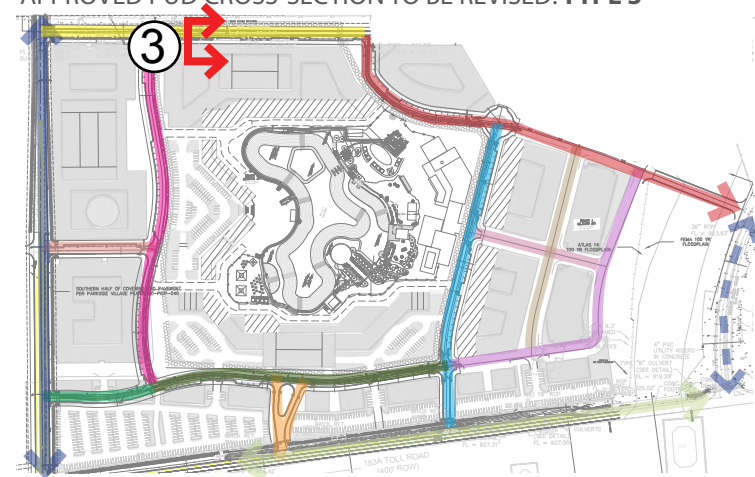
KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



Leander Springs PAL - ③ CASCADIAN AVE. [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 3

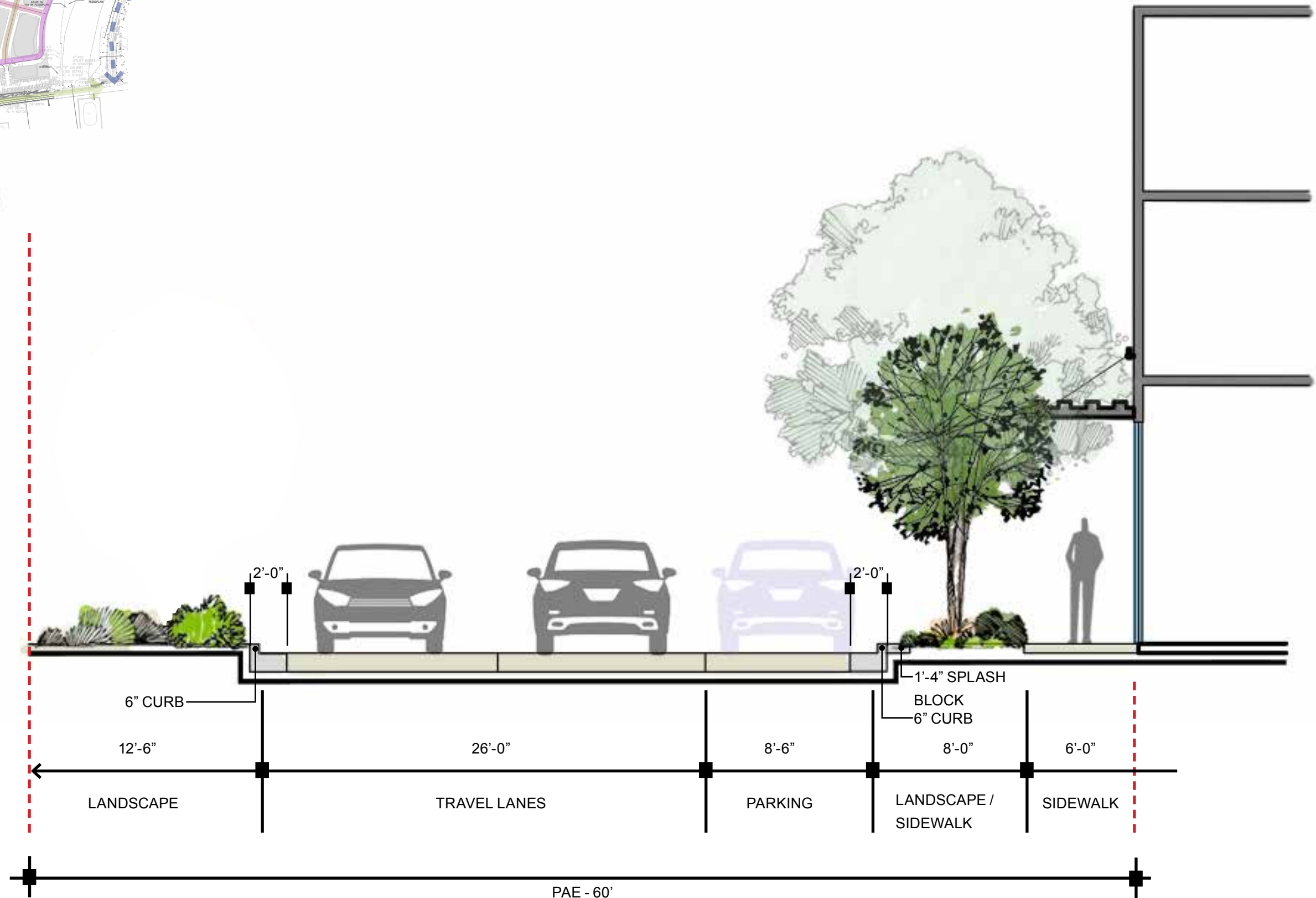


KEY MAP

NOTE:

1. Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

2. No Trees shall be placed in the PEC Transmission Easement



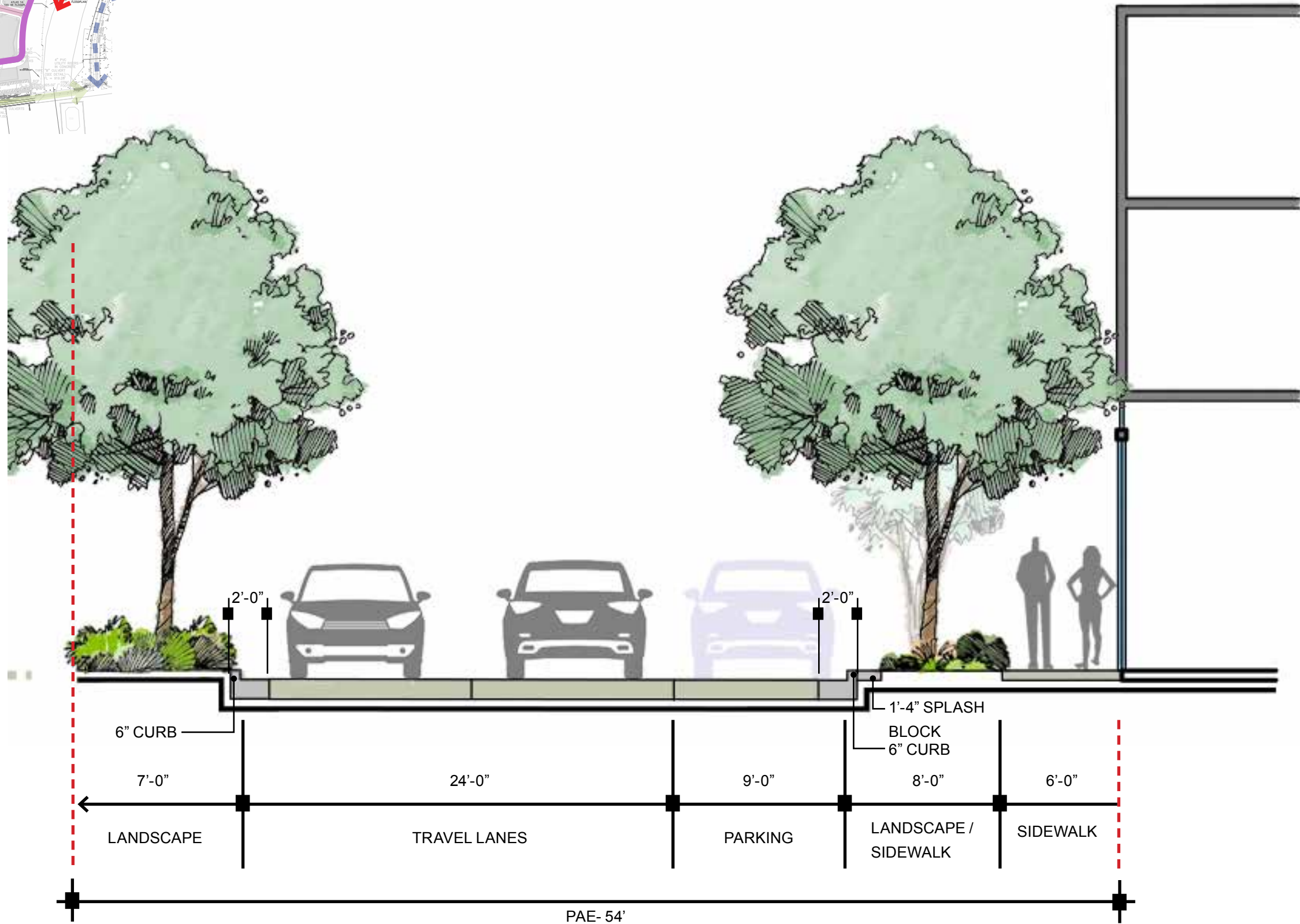
Leander Springs PAL - ④ LAGOON BLVD. A [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



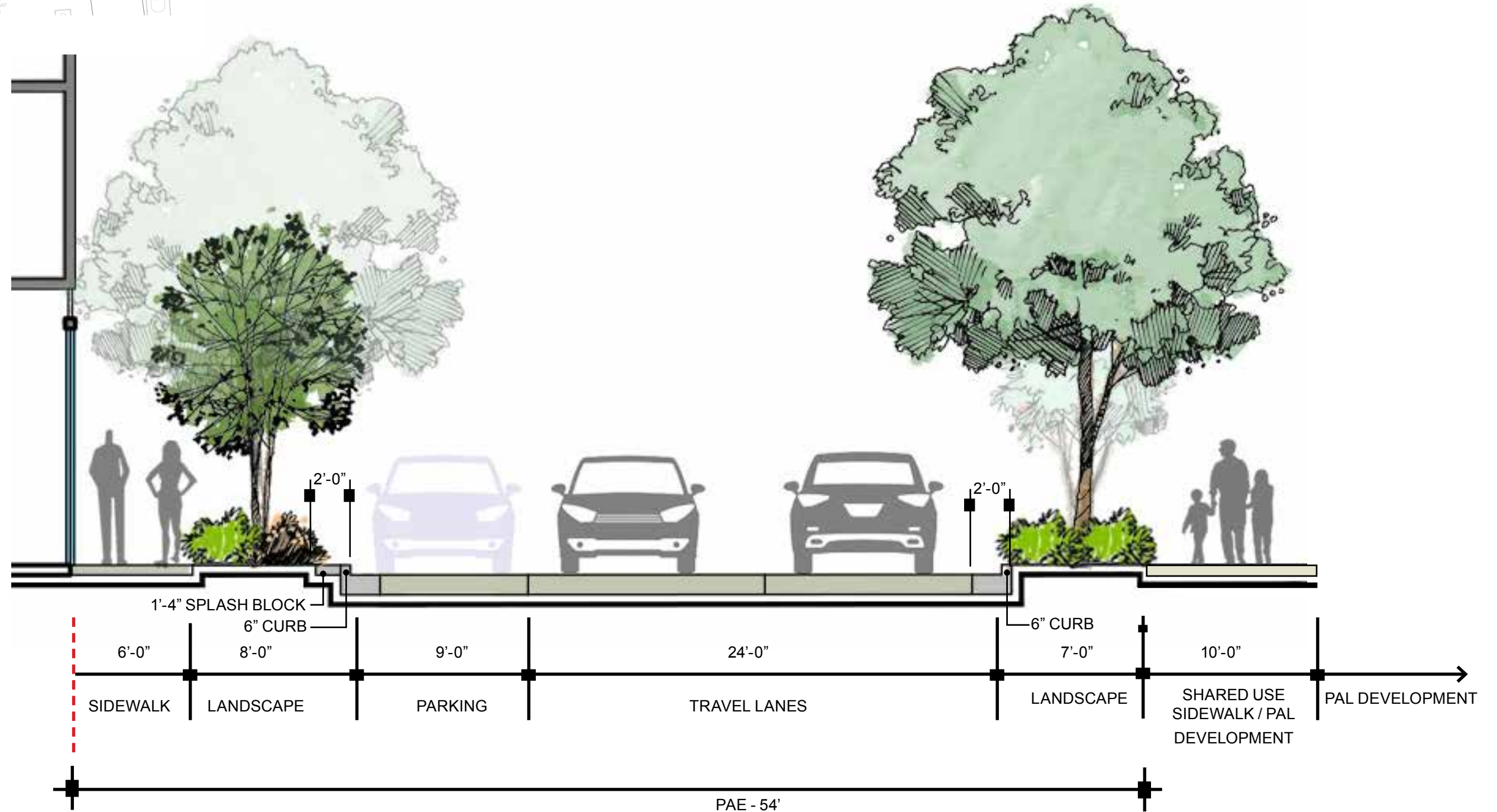
Leander Springs PAL - ⑤ LAGOON BLVD. [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2 & 5



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



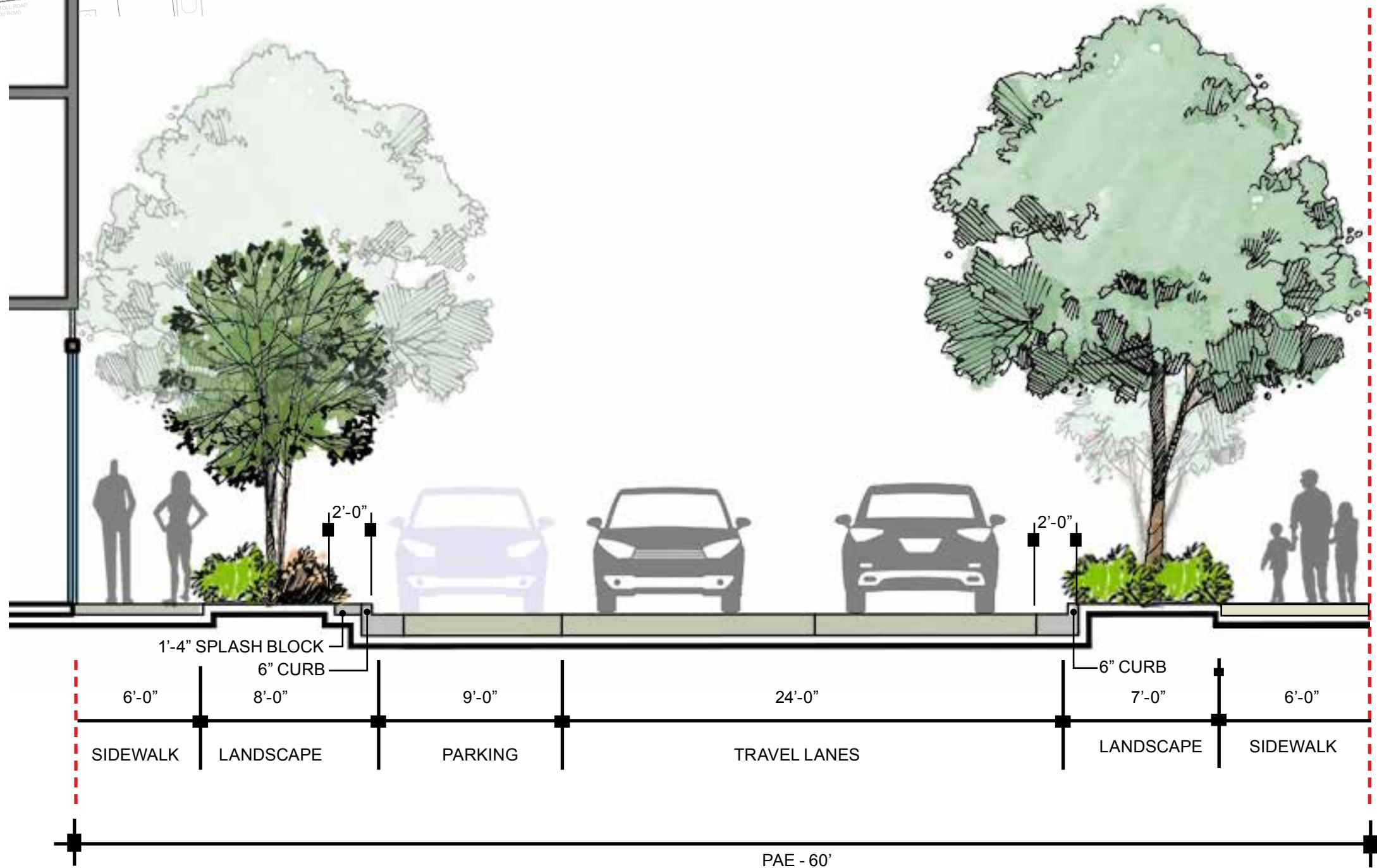
Leander Springs PAL - ⑥ LAGOON BLVD. C [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



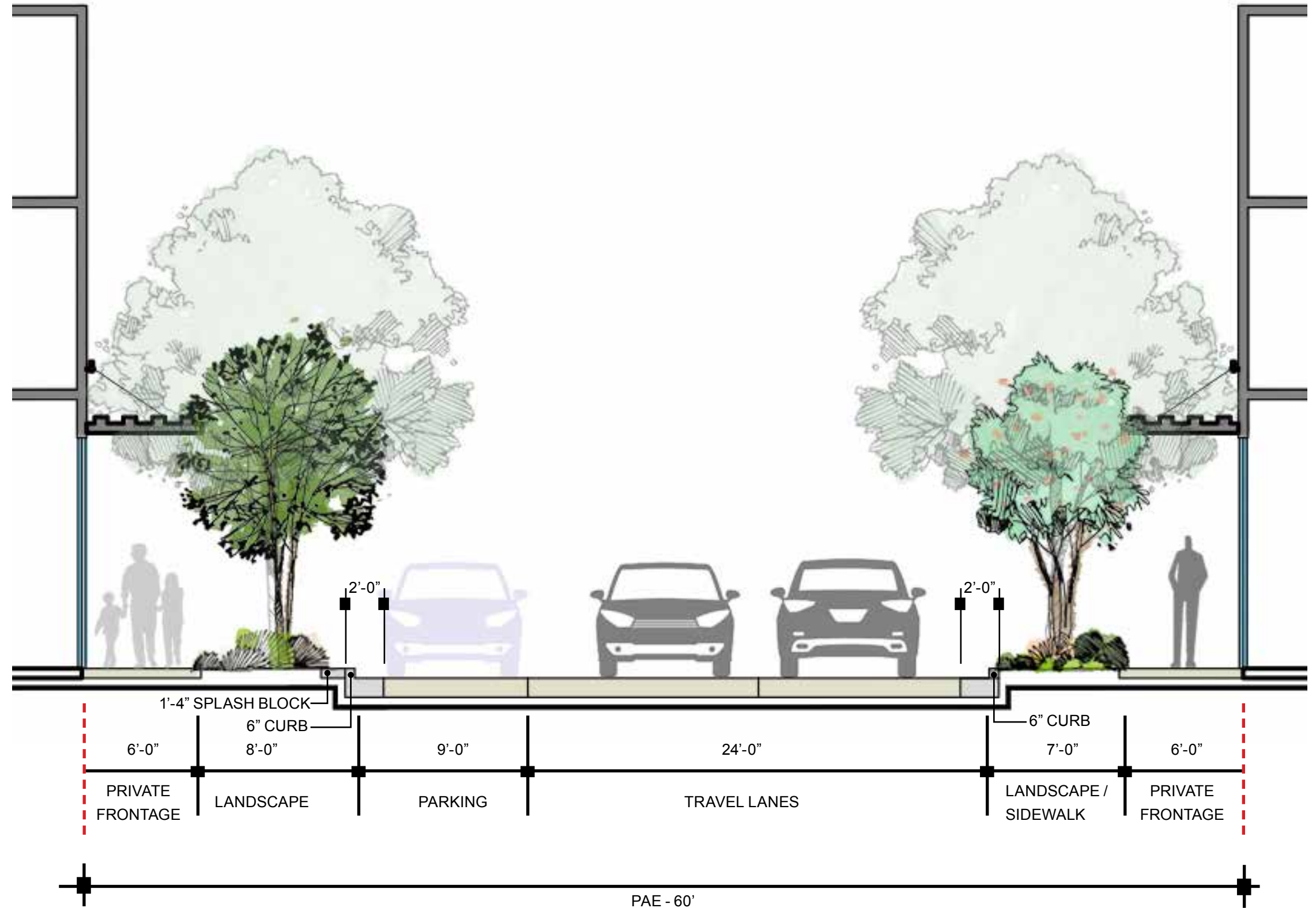
Leander Springs PAL - ⑦ WILLOWTREE WAY [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



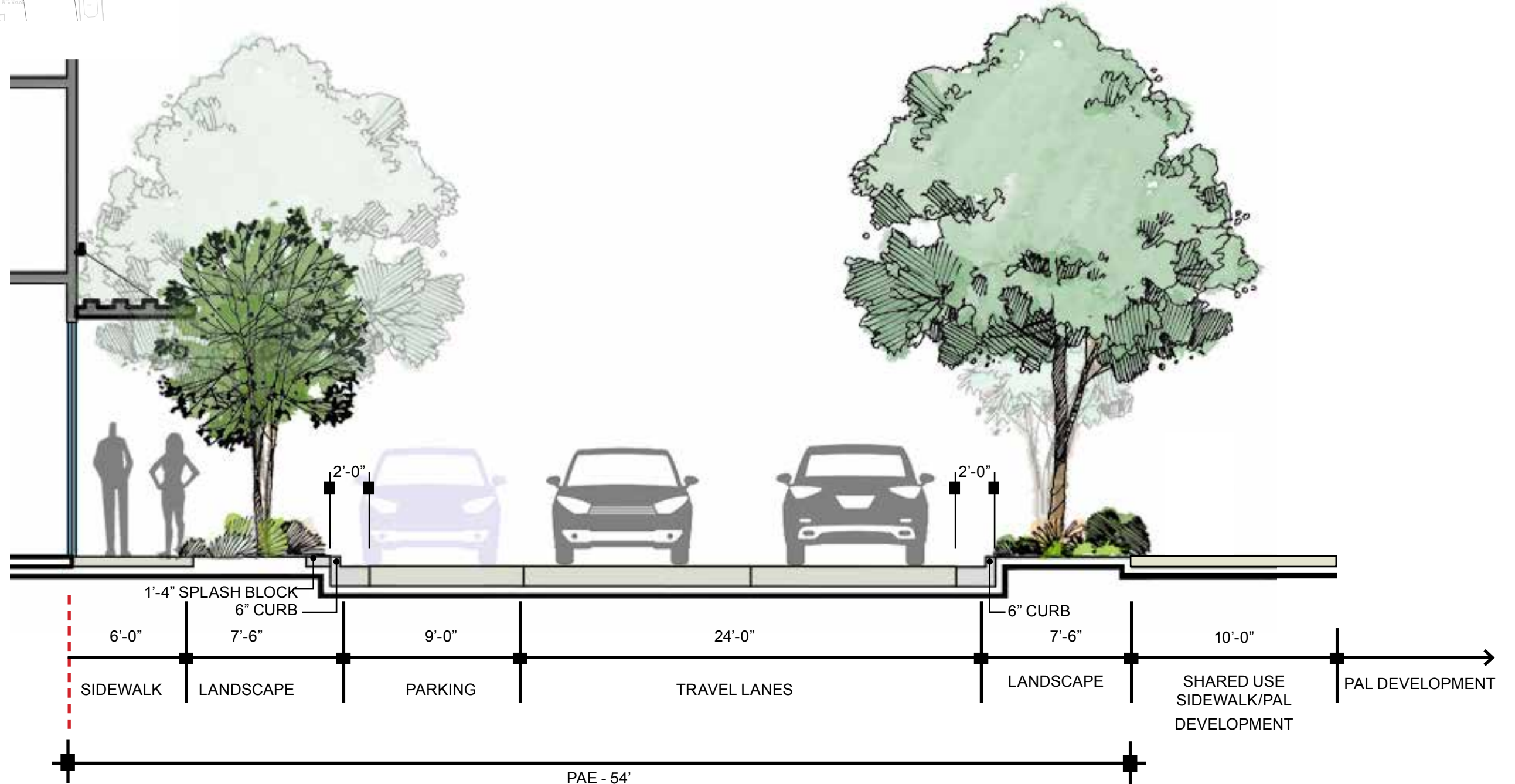
Leander Springs PAL - ⑧ LAGUNA VISTA WAY [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 4



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



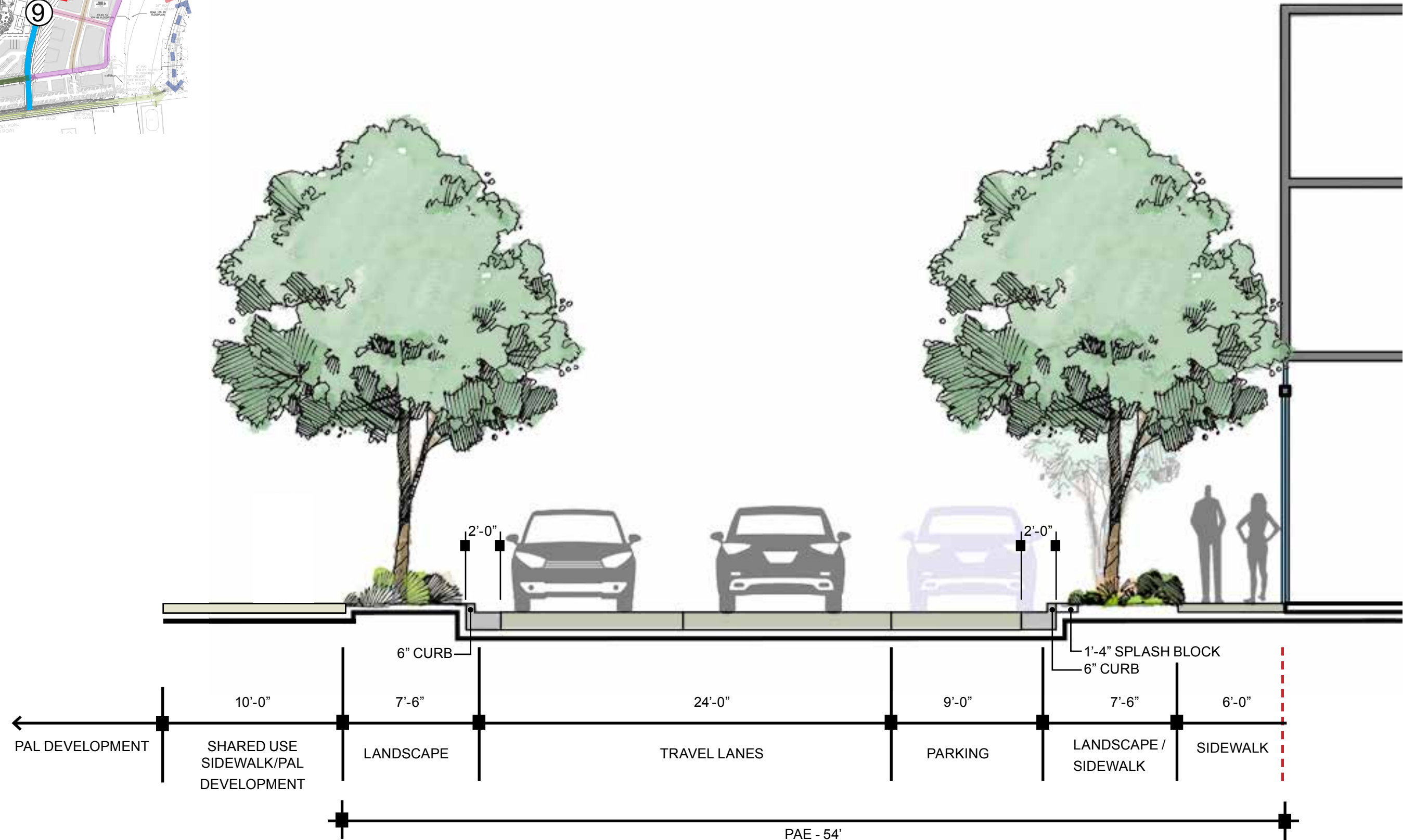
Leander Springs PAL - ⑨ DRUID'S WAY [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 4



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



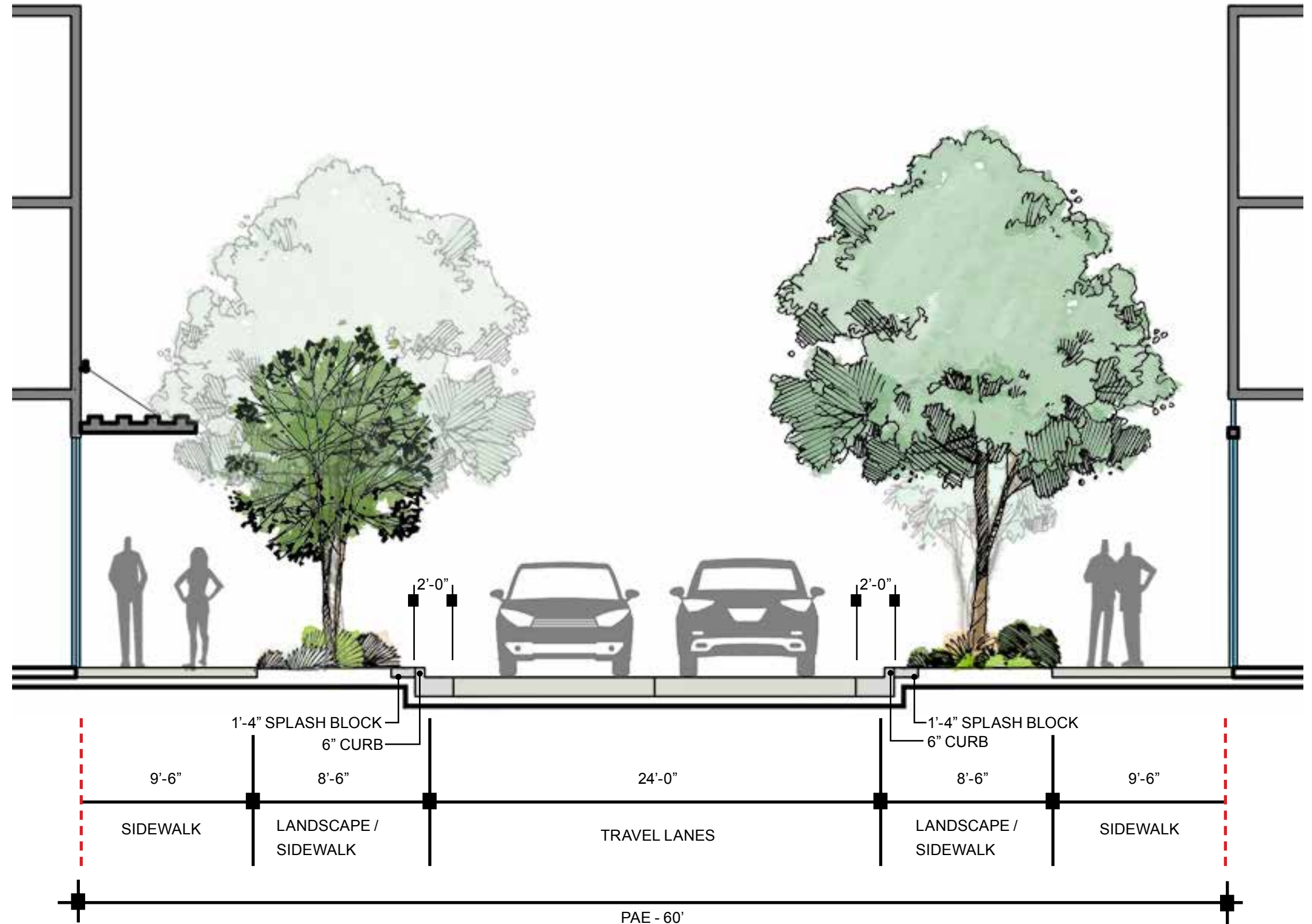
Leander Springs PAL - ⑩ KELL COVE [60' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



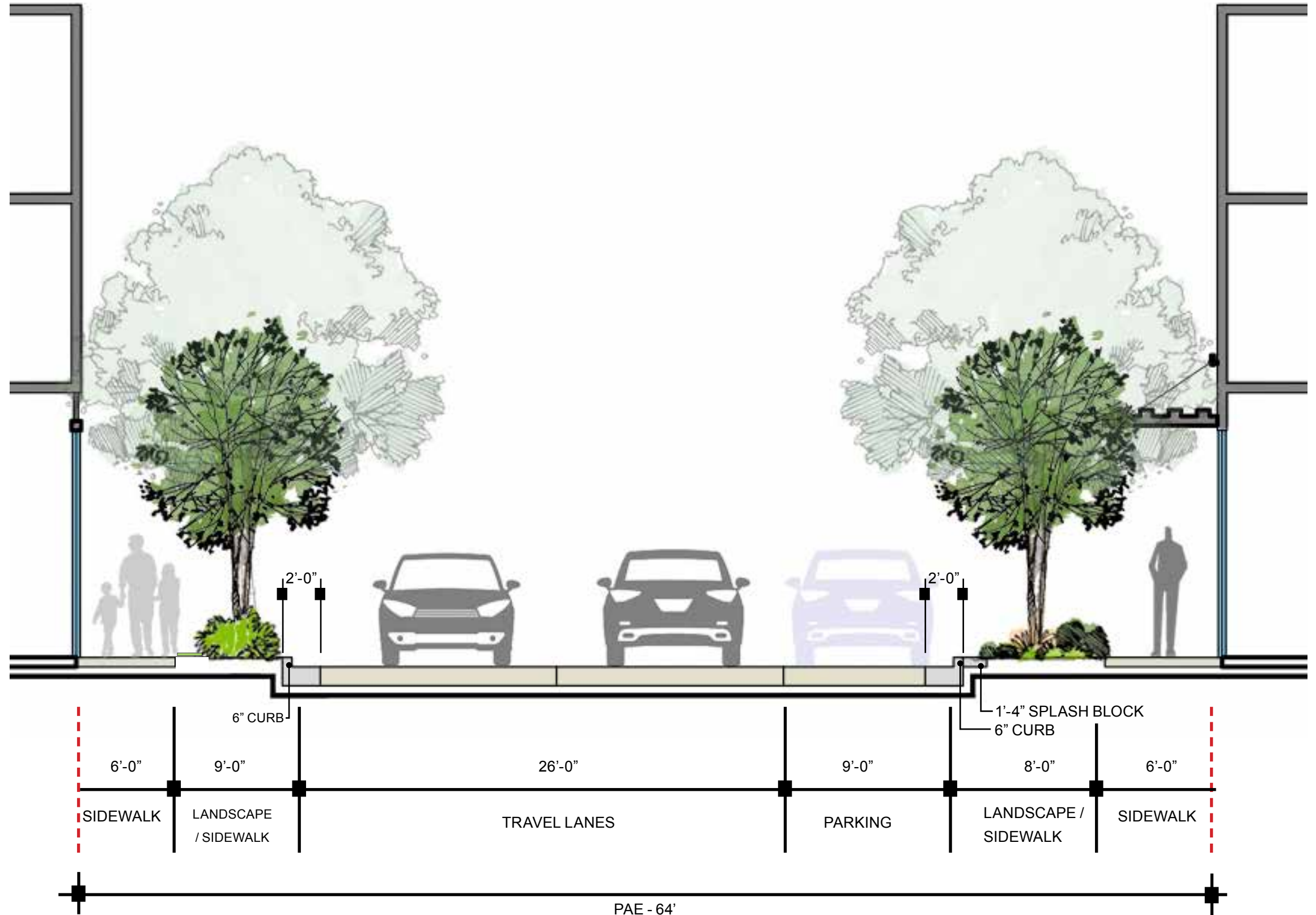
Leander Springs PAL - 11 AGNES STEVENS WAY [64' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Coverwind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.



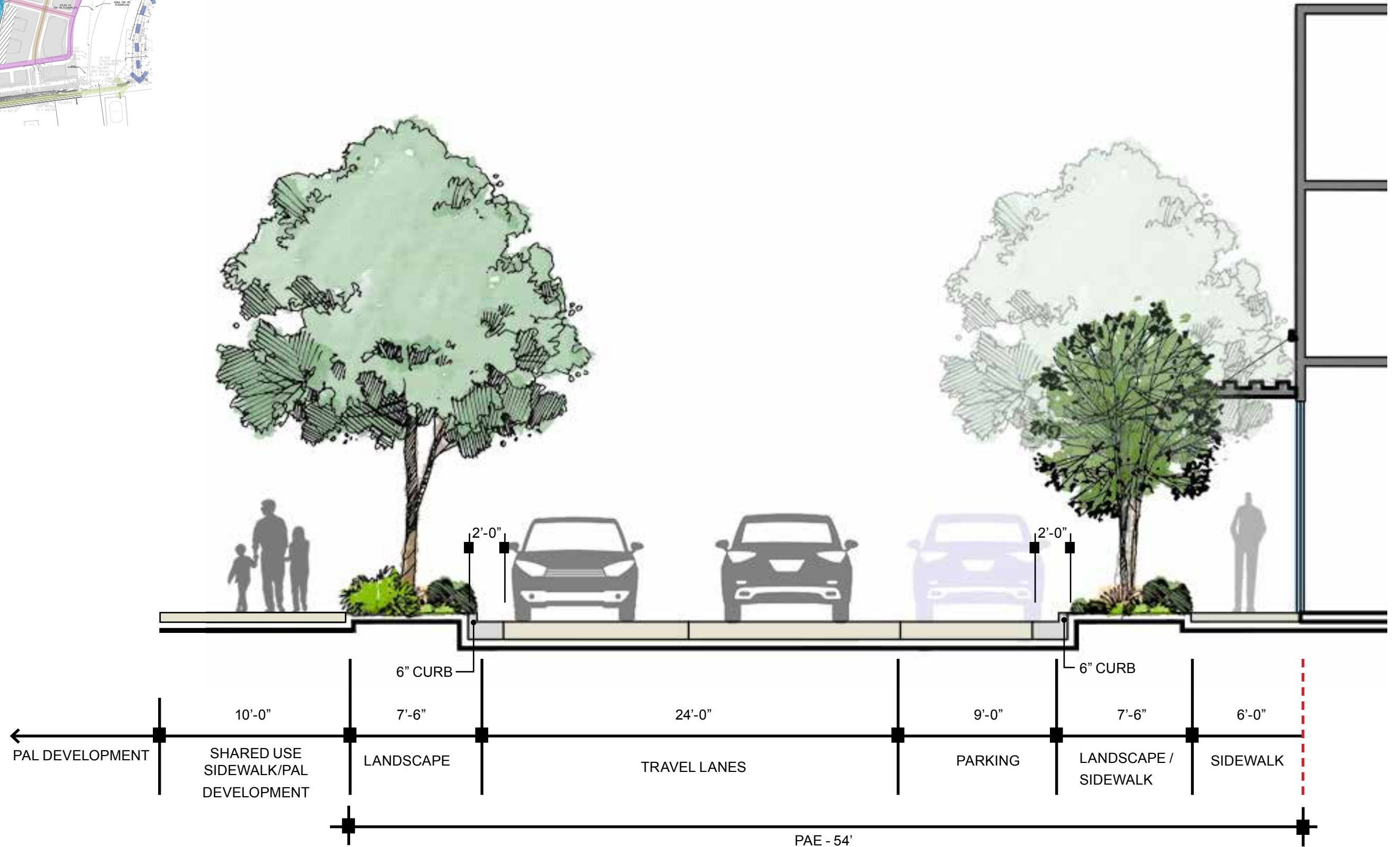
Leander Springs PAL - 12 BAYFRONT AVE. [54' PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 2 & 4



KEY MAP

NOTE: Typical Travel ways within Public Access Easements shall be 24' wide (12' both direction). Travel Ways designated Fire Aerial Access shall be 26' wide (13' both direction). Covewind Public ROW Varies from 80' to 50' to tie into the established Roadway at Horizon Lakes.

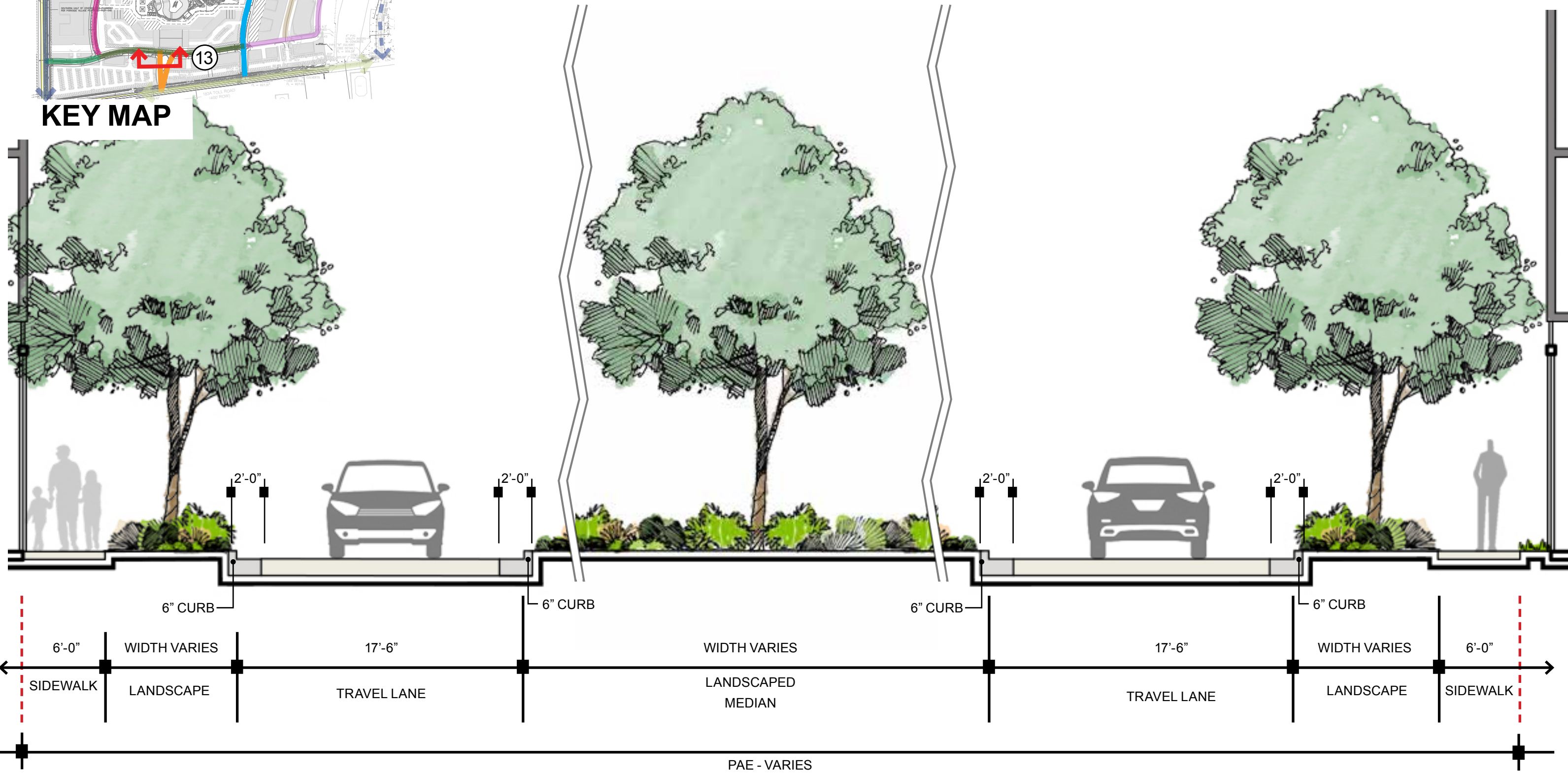


Leander Springs PAL - 13 CRYSTAL PKWY. (A) [PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 1



KEY MAP

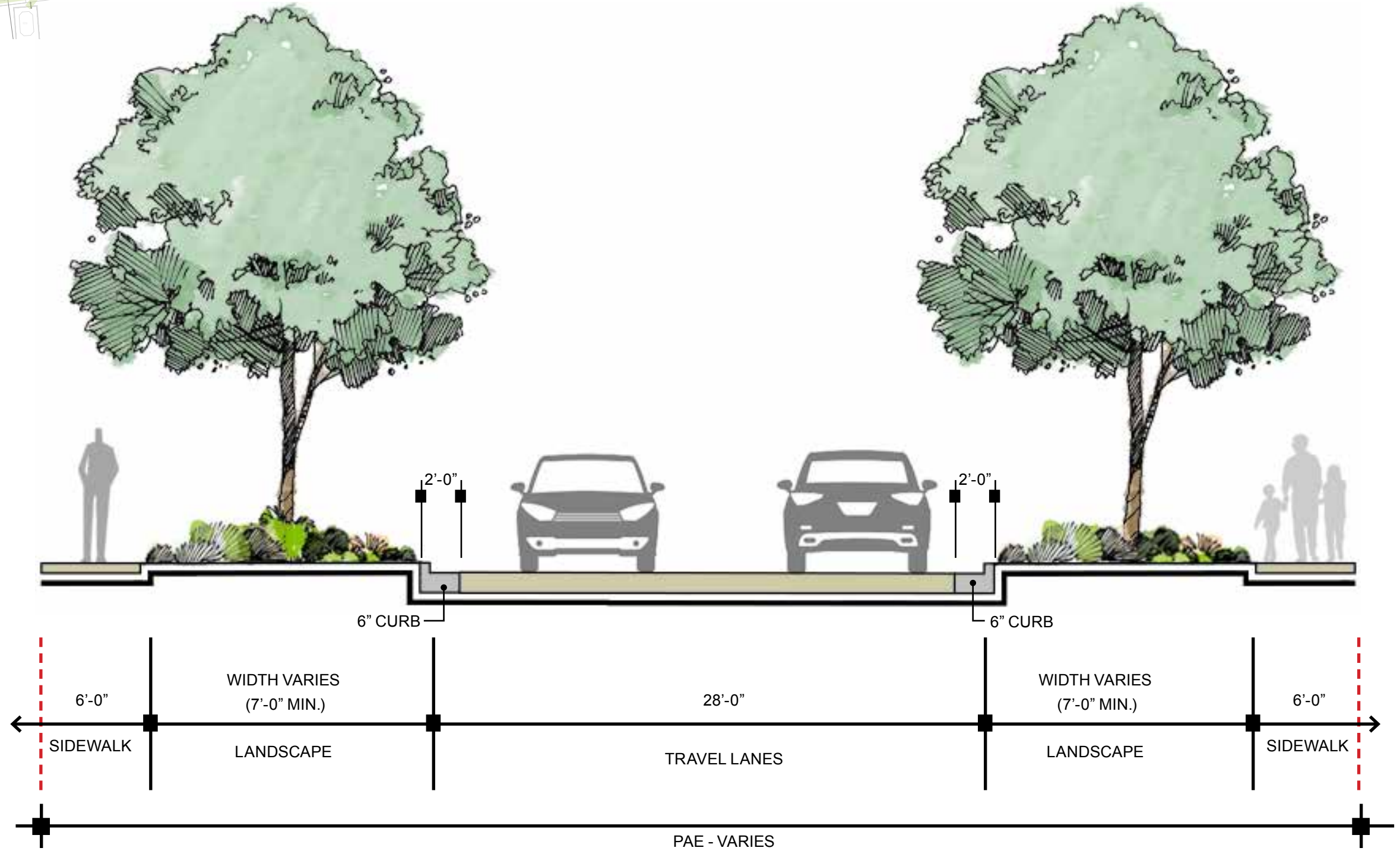


Leander Springs PAL - ①④ CRYSTAL PKWY. (B) [PAE - Private Street]

APPROVED PUD CROSS-SECTION TO BE REVISED: TYPE 1



KEY MAP



APPLICANT'S SUMMARY OF NEIGHBORHOOD COMMUNICATIONS

This summary is only required for a PUD or a Minor PUD

- 1. How and when were the surrounding neighborhood and residential property owners within 500' notified, how was information shared, and who was directly involved in the communication process? Please provide the address of the properties notified and the name and contact information of the residents directly involved in the communication process. Attach any materials that were distributed.

When: Property owners were notified via a physical mailing sent on **April 28, 2026** and **May 23rd**. also scheduled three neighborhood open house meetings scheduled for May 7th, May 12th, and June 4th at *Lakewood Park*.

How: Information was shared through a comprehensive "**Leander Springs Project - Community Update**" newsletters and - Intend to address any questions and concerns neighbors might have. See attached sample letters.

Information Shared: The mailing detailed the PUD amendment refinements, including density reduction, the "Lagoon-first" commitment, water sustainability through a dedicated well, and enhanced regional trail connectivity.

Communication Process: Physical mails were sent and having three open house meetings to address any questions/concerns.

Attachments: A copy of the newsletter dated April 28, 2026, and May 23rd is attached to this submittal.

- 2. Who was notified (i.e. property owners, HOA, etc)? The HOA and/or a representative if there is no organized HOA must be contacted, if applicable. Provide a separate sheet listing the contact information used including the names and addresses of the individuals.

Notified Parties: All homeowners of record within a **500' radius** of the project site at 8871 183A Toll Rd. Frontage.

HOA Engagement: All HOA's were notified and invited to various open houses and provided my mobile# to reach out - If they have any questions or need any clarifications.

- 3. What concerns were raised during these communications?

Status: Feedback is currently being gathered as we conduct more open houses. Basic questions/clarifications being addressed.

Preemptive Engagement: The outreach was designed to address primary concerns historically associated with the project, - including **scale (density), environmental sustainability, and long-term community impacts**.

Upcoming Meetings: Specific concerns, if any, will be further documented and addressed during our three scheduled private - neighborhood open houses on **May 7th, May 12th, and June 4th** at the Live Oak Pavilion - *Lakewood Park*.

- 4. What specific conditions were added to or modified within the zoning request in response to the concerns raised at the meeting?

In anticipation of neighborhood feedback and based on preliminary staff discussions, the following specific modifications have - been incorporated into the PUD amendment:

Density Reduction: Reduced the maximum multi-family unit count from **1,600 down to 1,200 units**.

Gated Phasing: Added a development standard requiring the **Lagoon to be fully completed** before any residential certificates of occupancy are issued.

Water Resource Protection: Modified the plan to utilize a **dedicated well from the Lower Trinity Aquifer**, ensuring zero - reliance on the City of Leander's water system.

Community Connectivity: Added the **Mason Creek Trail** link to connect Horizon Lake Park with the Brushy Creek Trail - system to improve public regional trail access.

The above information is deemed to be true to the best of my knowledge.

Signature:  Ravi Katta Date 06 / 04 / 2026

Dear Neighbors,

As the developers of **Leander Springs**, we understand this project will shape not just a site plan, but the character and livability of nearby neighborhoods for generations.

Our proposed PUD amendment is about being better neighbors—reducing density, improving compatibility with surrounding homes, and protecting the quality of life residents value today.

Based on feedback from neighbors and City staff, we've refined the plan to address concerns about scale, sustainability, and long-term impacts. The updates are designed to safeguard nearby property values, respect existing neighborhoods, and create a destination the community can be proud of—while responsibly contributing millions in revenue to support essential City services such as public safety, infrastructure, and parks.

The following updates reflect our commitment to balancing growth with responsibility and progress with respect for our neighbors:

Substantial Density Reduction: We are proposing a reduction in the maximum number of multi-family residential units from 1,600 to 1,200, to be built over a 10+ year period. Also adding 100,000 sq ft of commercial space around the lagoon for restaurants and other lagoon amenities, along with 352 multifamily units as part of Phase 1. This lowering of overall density ensures the project better aligns with adjacent neighborhoods.

Hard Commitment to Amenities: We are firm in our commitment to Leander Springs building the Lagoon first. Per our updated development standards, no certificates of occupancy for multi-family units will be issued until the Lagoon is fully completed.

Environmental Responsibility: The Lagoon is designated as a "non-essential use," meaning it must strictly comply with all City of Leander water conservation requirements. It will feature advanced treatment and recirculation systems and will be supplied by a dedicated well from the Lower Trinity Aquifer, with no reliance on the City's water system and no expected adverse impact on surrounding wells.

Regional Trail Connectivity: We are proposing a critical east-west pedestrian link through the heart of the project. The Mason Creek Trail from Horizon Lake Park will connect to our internal sidewalk system, providing a continuous link to the Brushy Creek Trail system to the north.

Join Us for a Conversation

We want to ensure you have a clear understanding of these improvements. We invite you to join us for private neighborhood meetings on May 7th and 12th to learn the specifics & ask questions.

Neighborhood Open House Meeting:

Meeting: June 4th | 7:00 PM | Live Oak Pavilion - Lakewood Park [Tentative; Please RSVP by text]

Past open houses: May 7th and 12th - 7:00 PM | Live Oak Pavilion - Lakewood Park.

Overall, these changes are designed to provide a more walkable, less dense, and more compatible project that respects the character of our surrounding neighborhoods while delivering the retail and recreational amenities Leander deserves.

We look forward to seeing you soon, and feel free to reach out if you have any questions.

Sincerely,

Ravi Katta | Leander Springs Project Lead | 408.644.7111 (m)



REIT Group

Leander Springs Holdings

8871 183A Toll Rd. Frontage | Leander, TX 78641

April 28, 2026

RE: Community Update Regarding the

Leander Springs Project



EXECUTIVE SUMMARY
6/25/2026

AGENDA SUBJECT:

Discuss and consider action regarding Tree Removal Case TRP-25-0050 regarding the removal of four (4) Significant Trees and one (1) Heritage Tree associated with the Suds Deluxe Car Wash, generally located at 675 Kauffman Loop, Leander, Williamson County, Texas.

BACKGROUND:

This request is the first step in the tree removal permit process. The applicant has submitted a request to remove four (4) Significant Trees and one (1) Heritage Tree. Per the applicant, the tree removals are necessary due to the proposed building pad site and drive aisles. The applicant is requesting the tree removals to be approved at this time so that they may prepare site development plans. The site development for the Suds Deluxe Car Wash has not been submitted or reviewed for compliance at this time.

TREE PRESERVATION ORDINANCE:

Per Subdivision Ordinance, Article II, Section 22 (3)(iii)(d)(2), removal of Significant Trees greater than eighteen (18) caliper inches requires the approval of the Planning & Zoning Commission.

Heritage Trees may be removed only with the approval of a Tree Removal Permit and after the required mitigation has been approved. The Planning & Zoning Commission shall review all applications for Heritage Tree removal permits and make a recommendation for approval or denial to the City Council, which shall have final authority to issue the permit.

The Subdivision Ordinance includes the following tree mitigation requirements:

- Up to 50% of the caliper inches of Significant Trees between eight (8) and 26 caliper inches may be removed without mitigation for single-family and two-family subdivisions.
- Up to 50% of the caliper inches of Significant Trees between eight (8) and 18 caliper inches may be removed without mitigation for subdivisions other than single-family and two family.
- Mitigation shall be required at a 1:1 caliper inch basis for Significant Trees between eight (8) and 18 caliper inches.
- Mitigation shall be required at a 2:1 caliper inch basis for Significant Trees greater than 18 caliper inches and less than 26 caliper inches.
- Mitigation shall be required at a 3:1 caliper inch basis for Heritage Trees and a mitigation fee in the amount of \$300.00 per caliper inch removed.
- Mitigation may be achieved through credit of existing trees on site, replacement trees planted on-site, or payment in-lieu of replacement trees. If payment in-lieu of replacement trees is approved by the Planning Director, the fee shall be equal to \$150.00 per caliper inch of replacement tree.

SIGNIFICANT TREE REMOVAL – PLANNING & ZONING COMMISSION CONSIDERATION:

Please find proposed tree preservation associated with this request.

| PROPERTY BOUNDARY TREES | | | | | | |
|-------------------------|---------------|------------------|------------|------------|-----------------------|---|
| Point No. | Tree Size (") | Tree Description | Remain (") | Remove (") | Tree Designation | Reason For Tree Removal |
| 9377 | 29.5 | Post Oak | 29.5 | | HERITAGE (26"+) | |
| 9381 | 9.5 | Post Oak | | 9.5 | SIGNIFICANT (8"-18") | LOCATED IN DRIVE AISLE |
| 9421 | 28 | Post Oak | 28 | | HERITAGE (26"+) | |
| 9422 | 35 | Post Oak | 35 | | HERITAGE (26"+) | |
| 9434 | 26.5 | Post Oak | | 26.5 | HERITAGE (26"+) | LOCATED IN PARKING AREA |
| 9435 | 15 | Post Oak | 15 | | SIGNIFICANT (8"-18") | |
| 9436 | 22 | Post Oak | 22 | | SIGNIFICANT (19"-26") | |
| 9464 | 21 | Post Oak | 21 | | SIGNIFICANT (19"-26") | |
| 9464.1 | 21.5 | Post Oak | 21.5 | | SIGNIFICANT (19"-26") | |
| 9465 | 26 | Post Oak | | 26 | SIGNIFICANT (19"-26") | LOCATED IN WASH TUNNEL BLDG. FOOTPRINT |
| 9486 | 8.5 | Live Oak | | 8.5 | SIGNIFICANT (8"-18") | LOCATED IN CLOSE PROXIMITY TO DRIVE AISLE |
| 9487 | 10 | Elm | | 10 | SIGNIFICANT (8"-18") | LOCATED IN DRIVE AISLE |

| TREE CALIPER INCHES | | | | | |
|--------------------------|--------------|--------------|----------------|----------------|------------------|
| TREE DESIGNATION | TOTAL INCHES | SAVED INCHES | SAVED INCHES % | REMOVED INCHES | REMOVED INCHES % |
| SIGNIFICANT (8"-18") | 43 | 15 | 35% | 28 | 65% |
| SIGNIFICANT (19"-26") | 90.5 | 64.5 | 71% | 26 | 29% |
| SUBTOTAL (8"-26") | 133.5 | 79.5 | 60% | 54 | 40% |
| HERITAGE (26.5"+) | 119 | 92.5 | 78% | 26.5 | 22% |
| TOTALS | 252.5 | 172 | 68% | 80.5 | 32% |

| TOTAL TREES | | | | | |
|--------------------------|-------------|-------------|---------------|---------------|-----------------|
| TREE DESIGNATION | TOTAL TREES | SAVED TREES | SAVED TREES % | REMOVED TREES | REMOVED TREES % |
| SIGNIFICANT (8"-18") | 4 | 1 | 25% | 3 | 75% |
| SIGNIFICANT (19"-26") | 4 | 3 | 75% | 1 | 25% |
| SUBTOTAL (8"-26") | 8 | 4 | 50% | 4 | 50% |
| HERITAGE (26.5"+) | 4 | 3 | 75% | 1 | 25% |
| TOTALS | 12 | 7 | 58% | 5 | 42% |

As part of this request, the following mitigation will be required for the tree removal.

| MITIGATION PLAN | | | | | |
|--|--------------|-----------------|-----------------|-----------------|--------------------|
| TREE DESIGNATION (in caliper inches) | >50% REMOVAL | 1:1 REPLACEMENT | 2:1 REPLACEMENT | 3:1 REPLACEMENT | FEES |
| SIGNIFICANT (8"-18") | 6.50 | 6.50 | | | \$975.00 |
| SIGNIFICANT (19"-26") | | | 52 | | \$7,800.00 |
| HERITAGE (26"+) | | | | 79.5 | \$11,925.00 |
| (26.5") HERITAGE TREE REMOVAL FEE (\$300/INCH) | | | | | \$7,950.00 |
| *(0.0") UNDERSIZED TREE INCHES APPLIED TO MITIGATION (-\$150/INCH) | | | | | \$0.00 |
| *(0.0") OVERAGE PRESERVATION FROM SIGNIFICANT 8"-18" (-\$150/INCH) | | | | | \$0.00 |
| (0.0") REPLACEMENT TREE INCHES APPLIED TO MITIGATION (-\$150/INCH) | | | | | \$0.00 |
| TOTAL FEE AMOUNT | | | | | \$28,650.00 |
| * Existing trees used for mitigation credits shall not be applied to landscaping requirements. | | | | | |

The total fee for the tree removal request is \$28,650 and will be applied to the associated site development. Fee payment is required prior to the issuance of the site development permit.

GENERAL INFORMATION:

Current Zoning: 675 Kauffman Loop PUD (Planned Unit Development with a base zoning district of GC-2-A (General Commercial)).

Size and Location: This property is generally located at 675 Kauffman Loop, including approximately 1.6 acres.

Surrounding Area: This property is located within the 675 Kauffman Loop commercial development located south of State Highway 29. The property is located north of the townhome development.

Physical and Natural Features: This property contains little tree coverage. There is no floodplain.

HISTORY/TIMELINE:

08/28/2025 – TRP-25-0040 Tree Removal Permit Approved

03/04/2026 – SD-24-0282 Phase 1 Shared Improvement Site Development Issued

APPLICANT/AGENT:

Green Arrow Development (Shahan Bhaidani) on behalf of 675 Kaufman, LP (Richard Gary).

RECOMMENDATION:

As part of the evaluation of this request, the Planning & Zoning Commission has the following options:

1. Approve the tree removal request;
2. Deny the tree removal request; or
3. Propose an alternative plan that includes saving additional trees

Staff recommends Option 1 listed above – Approve the tree removal request. This would allow the applicant to remove the tree with an approved Suds Deluxe Car Wash site development permit that generally conforms to the proposed site plan. This recommendation is based on the location of the proposed tree removals and the preservation of Heritage trees on site.

PRESENTER:

Merrily Van Leuven, Planner

Attachments:

1. Att 1 Letter of Intent - Suds Deluxe Car Wash
2. Att 2 Location Map - Suds Deluxe Car Wash
3. Att 3 Aerial Map - Suds Deluxe Car Wash
4. Att 4 Tree Removal Exhibit - Suds Deluxe Car Wash
5. Att 5 Tree Field Data - Suds Deluxe Car Wash



January 16, 2025

City of Leander
Development Services
201 N. Brushy Street
Leander, TX 78641

Re: Tree Removal Application Letter of Intent for Suds Deluxe Carwash

To Whom It May Concern:

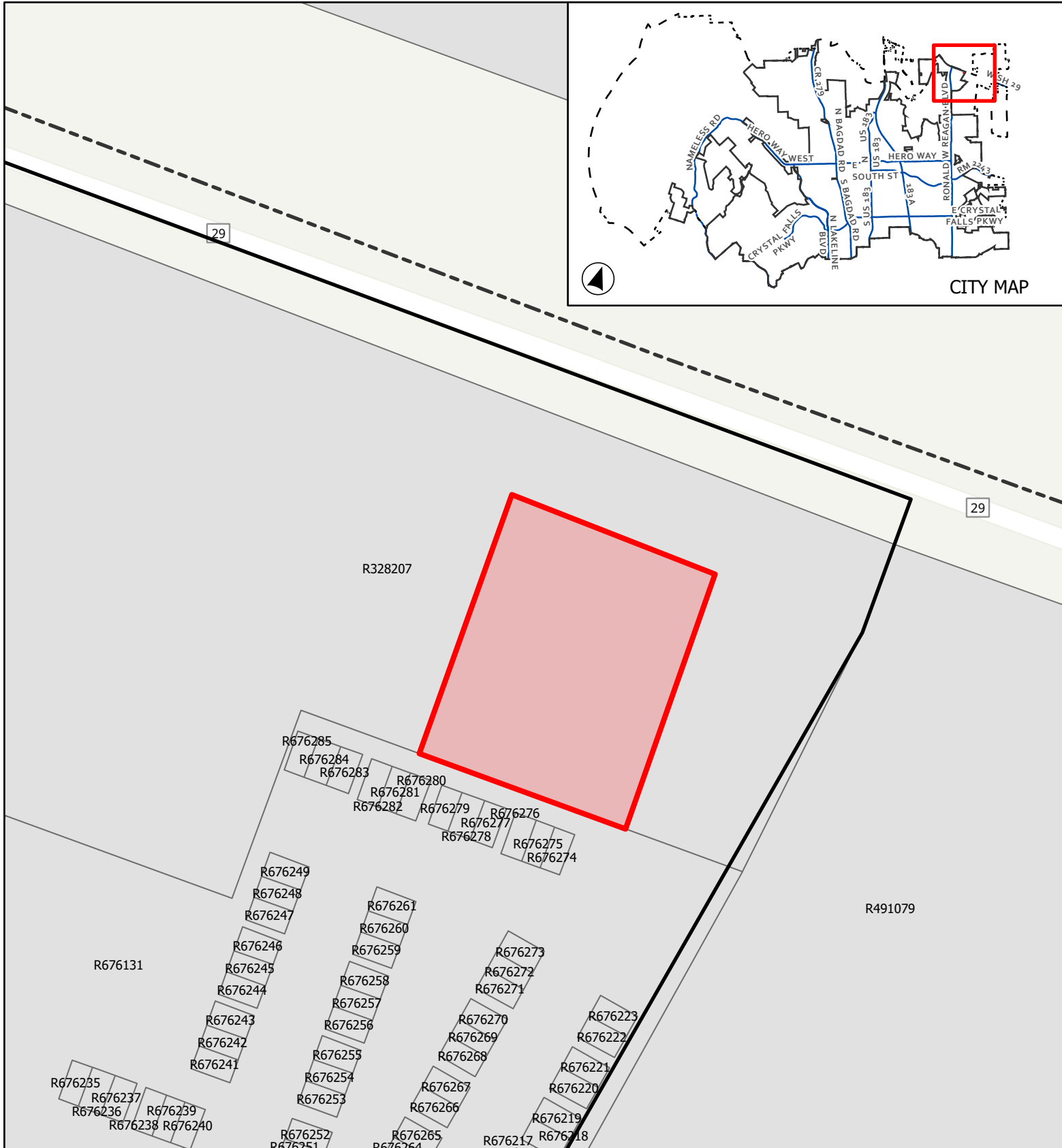
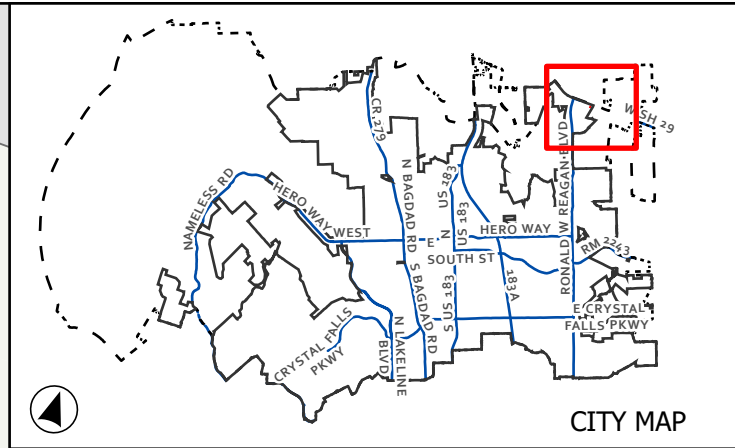
Green Arrow Capital, LLC is preparing to develop a Suds Deluxe Carwash on Lot 4, Block B (1.6 AC.) at 675 Kauffman Loop and is seeking approval to remove Four (4) Significant trees (8"-26" and one (1) Heritage tree (>26") from the property. Existing trees are located within the building pad site and drive isles.

For your review, we are providing a tree survey (tree removal plan) identifying trees proposed for removal, photographs of existing trees in question, tree mitigation plan, and a completed TRP checklist.

If you should have any questions, please do not hesitate to be contact me at ph.: (210) 821-6570 or email: jasonl@cooper-lochte.com.

Sincerely,

Jason S. Lochte, RLA
President



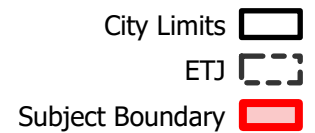
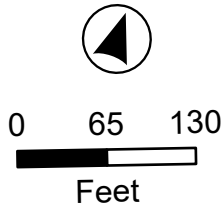
CASE: TRP-25-0050

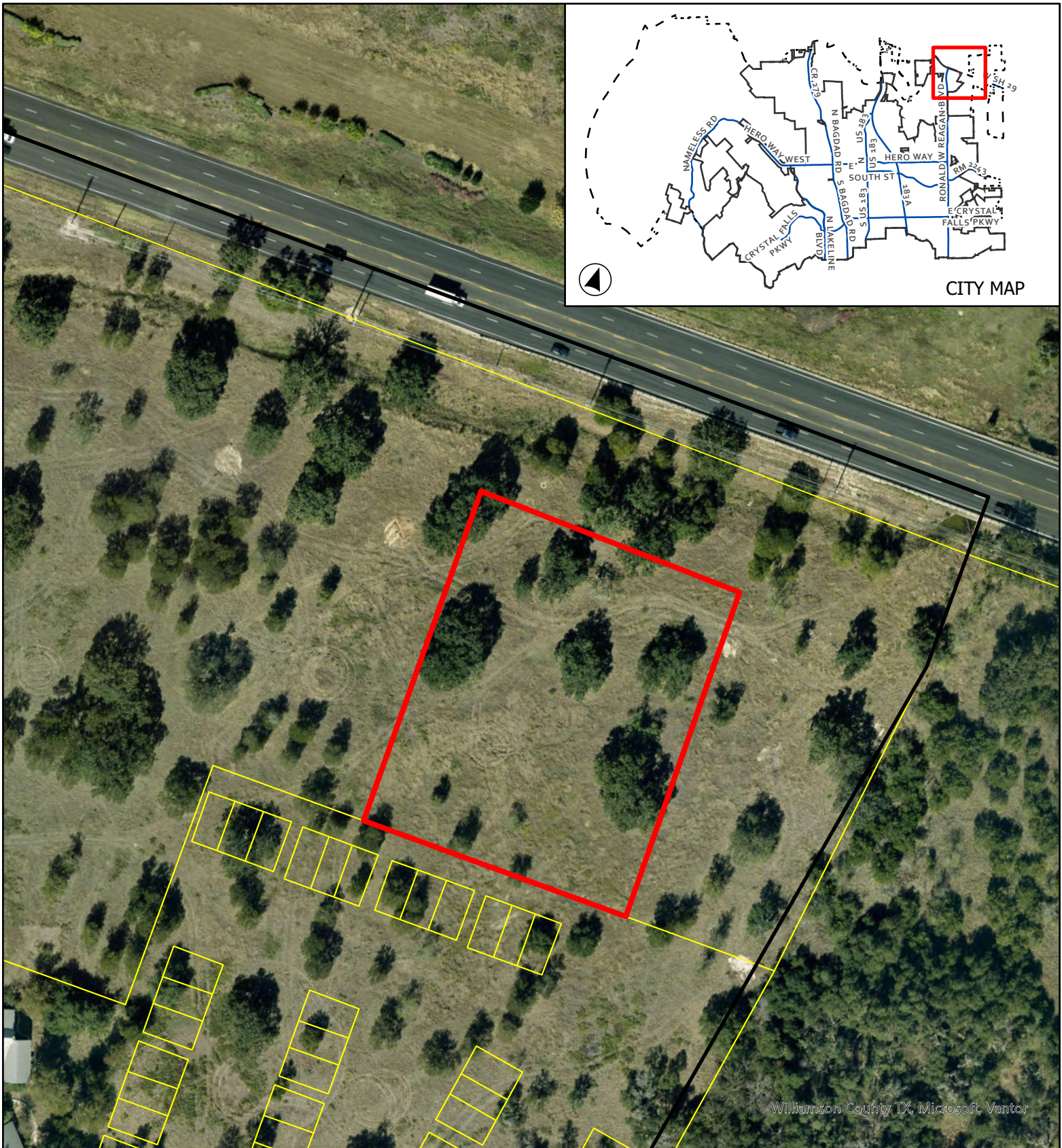
ATTACHMENT 2

SUDS DELUXE CAR WASH

Location Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.





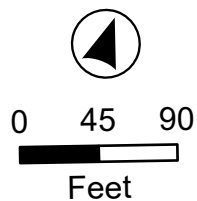
CASE: TRP-25-0050

ATTACHMENT 3

SUDS DELUXE CAR WASH

Aerial Map

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



- Leander City Limits
- Williamson County Parcels
- Subject Boundary

| Point No. | Tree Size (") | Tree Description | Remain (") | Remove (") | Tree Designation | Reason For Tree Removal |
|-----------|---------------|------------------|------------|------------|-----------------------|---|
| 9377 | 29.5 | Post Oak | 29.5 | | HERITAGE (26"+) | |
| 9381 | 9.5 | Post Oak | | 9.5 | SIGNIFICANT (8"-18") | LOCATED IN DRIVE AISLE |
| 9421 | 28 | Post Oak | 28 | | HERITAGE (26"+) | |
| 9422 | 35 | Post Oak | 35 | | HERITAGE (26"+) | |
| 9434 | 26.5 | Post Oak | | 26.5 | HERITAGE (26"+) | LOCATED IN PARKING AREA |
| 9435 | 15 | Post Oak | 15 | | SIGNIFICANT (8"-18") | |
| 9436 | 22 | Post Oak | 22 | | SIGNIFICANT (19"-26") | |
| 9464 | 21 | Post Oak | 21 | | SIGNIFICANT (19"-26") | |
| 9464.1 | 21.5 | Post Oak | 21.5 | | SIGNIFICANT (19"-26") | |
| 9465 | 26 | Post Oak | | 26 | SIGNIFICANT (19"-26") | LOCATED IN WASH TUNNEL BLDG. FOOTPRINT |
| 9486 | 8.5 | Live Oak | | 8.5 | SIGNIFICANT (8"-18") | LOCATED IN CLOSE PROXIMITY TO DRIVE AISLE |
| 9487 | 10 | Elm | | 10 | SIGNIFICANT (8"-18") | LOCATED IN DRIVE AISLE |

| Point No. | Tree Size (") | Tree Description | Remain (") | Remove (") | Tree Designation |
|-----------|---------------|------------------|------------|------------|-----------------------|
| 9378 | 24.5 | Post Oak | | X | VERY POOR |
| 9379 | 22 | Post Oak | | X | VERY POOR |
| 9380 | 22 | Post Oak | | X | SIGNIFICANT (19"-26") |

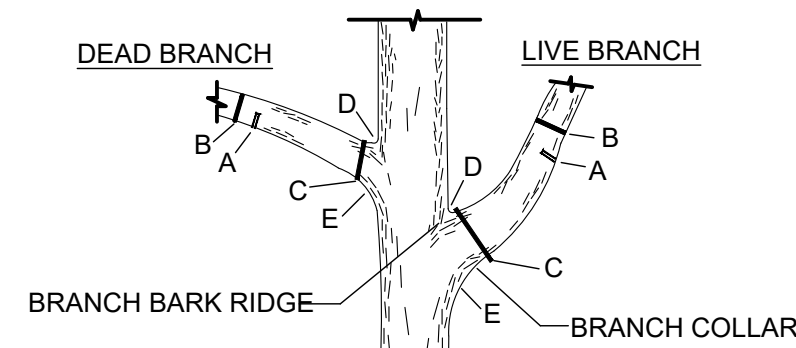
THE BELOW TREE PRESERVATION & MITIGATION SUMMARY INCLUDES ONLY TREES LOCATED WITHIN THE PROPERTY BOUNDARY. R.O.W., OFF-SITE, & DEVELOPER REMOVED TREES ARE EXCLUDED FROM THE SUMMARY CHART.

| TREE DESIGNATION | TOTAL INCHES | SAVED INCHES | SAVED INCHES % | REMOVED INCHES | REMOVED INCHES % |
|--------------------------|--------------|--------------|----------------|----------------|------------------|
| SIGNIFICANT (8"-18") | 43 | 15 | 35% | 28 | 65% |
| SIGNIFICANT (19"-26") | 90.5 | 64.5 | 71% | 26 | 29% |
| SUBTOTAL (8"-26") | 133.5 | 79.5 | 60% | 54 | 40% |
| HERITAGE (26.5"+) | 119 | 92.5 | 78% | 26.5 | 22% |
| TOTALS | 252.5 | 172 | 68% | 80.5 | 32% |

| TREE DESIGNATION | TOTAL TREES | SAVED TREES | SAVED TREES % | REMOVED TREES | REMOVED TREES % |
|--------------------------|-------------|-------------|---------------|---------------|-----------------|
| SIGNIFICANT (8"-18") | 4 | 1 | 25% | 3 | 75% |
| SIGNIFICANT (19"-26") | 4 | 3 | 75% | 1 | 25% |
| SUBTOTAL (8"-26") | 8 | 4 | 50% | 4 | 50% |
| HERITAGE (26.5"+) | 4 | 3 | 75% | 1 | 25% |
| TOTALS | 12 | 7 | 58% | 5 | 42% |

| TREE DESIGNATION (in caliper inches) | >50% REMOVAL | 1:1 REPLACEMENT | 2:1 REPLACEMENT | 3:1 REPLACEMENT | FEES |
|--|--------------|-----------------|-----------------|-----------------|--------------------|
| SIGNIFICANT (8"-18") | 6.50 | 6.50 | | | \$975.00 |
| SIGNIFICANT (19"-26") | | | 52 | | \$7,800.00 |
| HERITAGE (26"+) | | | | 79.5 | \$11,925.00 |
| (26.5") HERITAGE TREE REMOVAL FEE (\$300/INCH) | | | | | \$7,950.00 |
| *(0.0") UNDERSIZED TREE INCHES APPLIED TO MITIGATION (-\$150/INCH) | | | | | \$0.00 |
| *(0.0") OVERAGE PRESERVATION FROM SIGNIFICANT 8"-18" (-\$150/INCH) | | | | | \$0.00 |
| (0.0") REPLACEMENT TREE INCHES APPLIED TO MITIGATION (-\$150/INCH) | | | | | \$0.00 |
| TOTAL FEE AMOUNT | | | | | \$28,650.00 |

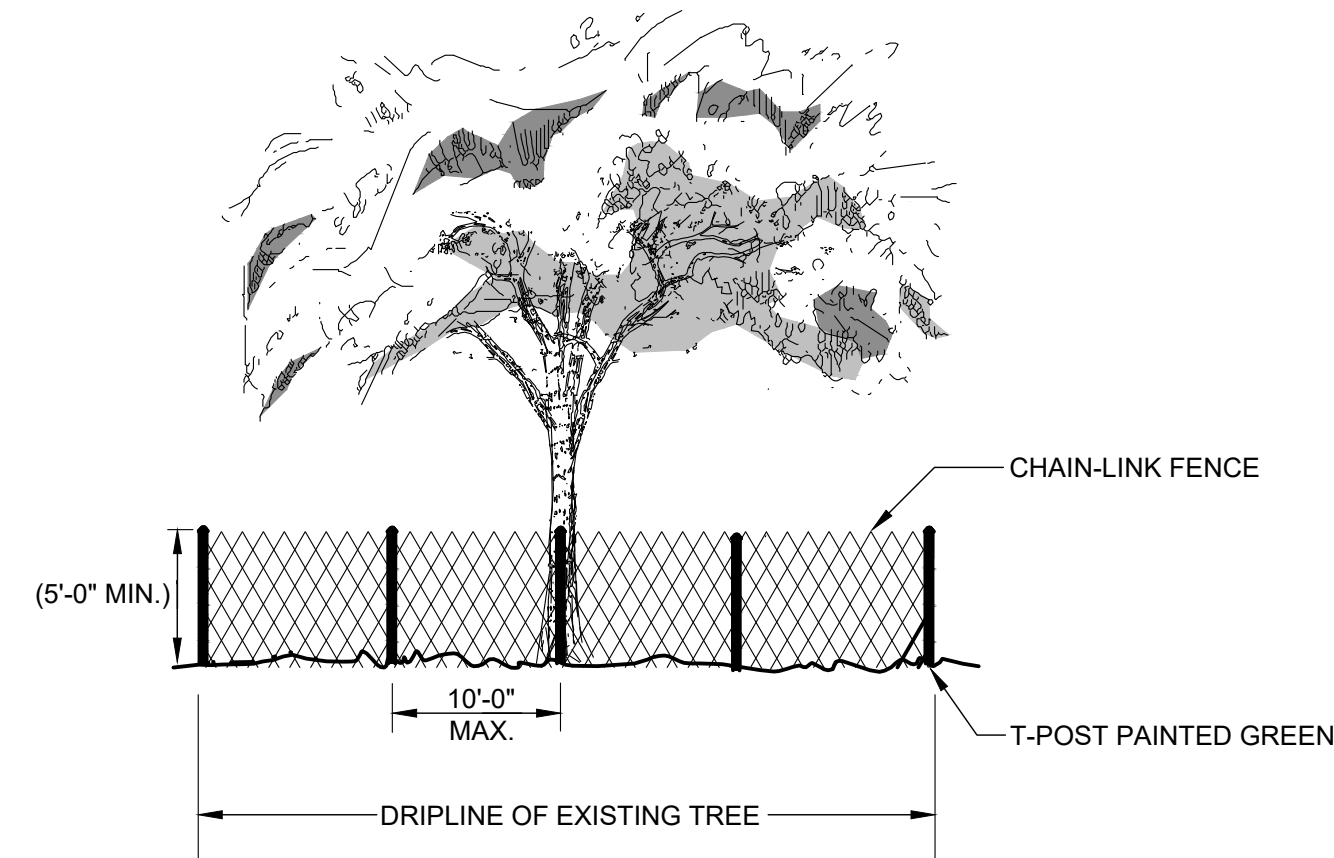
NOTE:
PROPER PRUNING FOR BRANCHES
1/2" OR GREATER IN DIAMETER



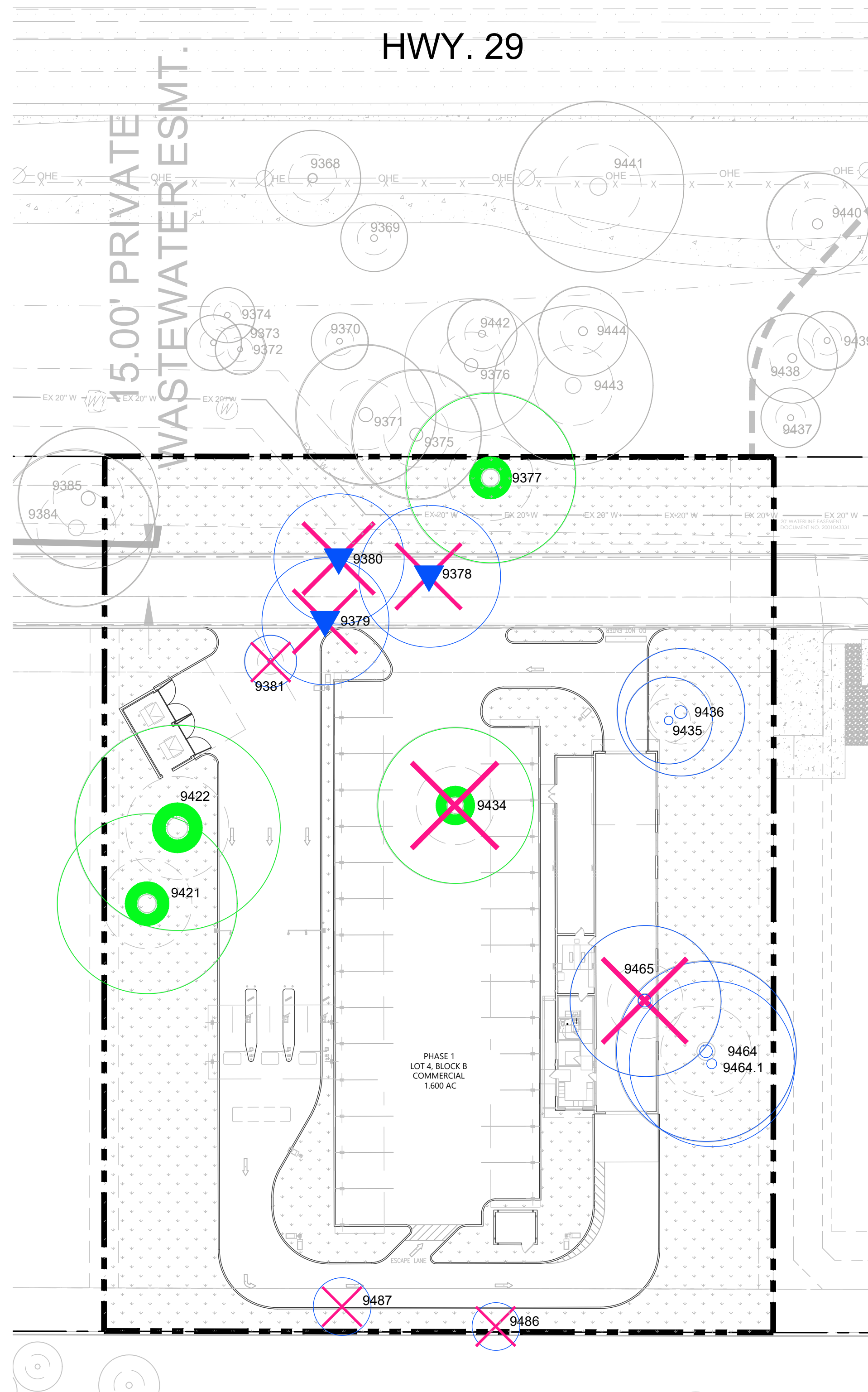
- FIRST CUT - TO PREVENT BARK FROM BEING PEELED WHEN BRANCH FALLS.
- SECOND CUT - TO REDUCE THE WEIGHT OF THE BRANCH.
- FINAL CUT - ALLOW FOR HEALING COLLAR, BUT NO STUBS.
- BRANCH RIDGES - INDENT PROPERLY BRANCH RIDGES WHICH ARE A SITE FOR DECAY. DO NOT CUT FROM D TO E.

FOR OAKS ONLY: PAINT ALL WOUNDS OR CUTS WITH PRUNING PAINT WITHIN 20 MINUTES TO PREVENT THE SPREAD OF OAK WILT.

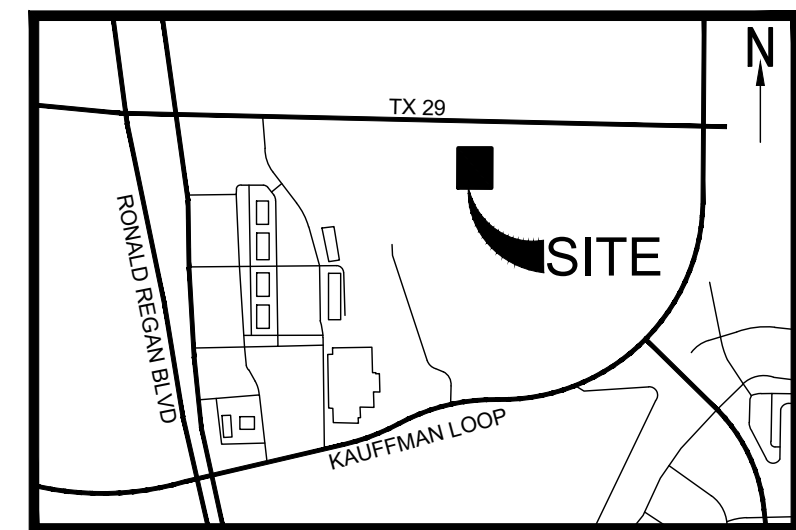
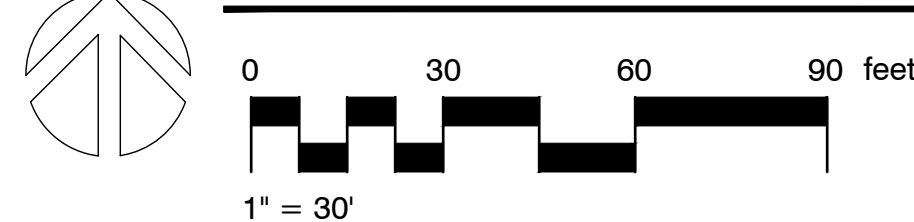
T1 TREE PRUNING
N.T.S.



T2 TREE PROTECTION FENCE
N.T.S.



TREE REMOVAL PLAN



LOCATION MAP

SCALE: NTS

LEGEND

- 'HERITAGE' TREE TO BE REMOVED
- 'SIGNIFICANT' TREE TO BE REMOVED
- TREE TO BE REMOVED & MITIGATED BY OVERALL DEVELOPMENT BY SEPARATE PERMIT REFERENCE SD-24-0282 & TRP-25-0040
- 'HERITAGE' TREE TO BE PRESERVED
- 'SIGNIFICANT' TREE TO BE PRESERVED
- OFFSITE TREE (NOT CALCULATED)
- PROPERTY LINE

TREE PROTECTION NOTES

- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING).
- FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES; SHALL BE LOCATED AT THE OUTERMOST LIMIT OF THE TREE BRANCHES (DRIPLINE); AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIALS.
 - ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN SIX INCHES (6") CUT OR FILL, OR TRENCHING NOT REVIEWED AND AUTHORIZED BY THE CITY.
 - WOUNDS TO EXPOSED ROOTS, TRUNKS, OR LIMBS BY MECHANICAL EQUIPMENT.
 - OTHER ACTIVITIES DETRIMENTAL TO TREES, SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRE.
- EXCEPTIONS TO INSTALLING FENCES AT TREE DRIPLENS MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN SIX FEET (6'-0") TO THE BUILDING.
- CRITICAL ROOT ZONE (CRZ) REQUIREMENTS
 - NO CONSTRUCTION OR DISTURBANCE SHALL OCCUR WITHIN AN AREA THAT CONSTITUTES MORE THAN FIFTY PERCENT (50%) OF THE TOTAL CRITICAL ROOT ZONE, AND ONE-HALF THE RADIAL DISTANCE OF THE CRITICAL ROOT ZONE FOR EACH TREE BEING PRESERVED, INCLUDING SIGNIFICANT TREES, HERITAGE TREES, AND ANY OTHER TREES FOR WHICH PRESERVATION IS TO BE CREDITED. THE REMAINING CRITICAL ROOT ZONE SHALL CONSIST OF AT LEAST ONE HUNDRED (100) SQUARE FEET.
 - THIS DEFINED AREA SHALL BE FLAGGED AND ENCLOSED WITH PROTECTIVE FENCING DURING CONSTRUCTION. THE PLANNING DIRECTOR MAY APPROVE CONSTRUCTION CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE RADIAL DISTANCE, DEPENDING ON THE SIZE, SPACING, OR SPECIES OF THE TREE, THE TYPE OF DISTURBANCE PROPOSED, AND THE UNIQUENESS OF THE SITUATION.
 - CUT OR FILL GREATER THAN FOUR (4) INCHES IN DEPTH AND THE SEVERING OF MAJOR ROOTS SHALL BE CONSIDERED DISTURBANCE FOR THE PURPOSES OF THIS ORDINANCE.
 - WITHIN THE PROTECTED CRITICAL ROOT ZONE, ONLY FLATWORK, DECKING, OR SIMILAR CONSTRUCTION MAY BE APPROVED AND SHALL NOT AFFECT THE BRANCHING OF THE TREE.
 - IF PROPOSED OR ACTUAL PROTECTION OF THE CRITICAL ROOT ZONE OF A TREE DOES NOT MEET THE REQUIREMENTS OF THIS SECTION, THEN THE TREE SHALL BE CONSIDERED REMOVED AND SHALL REQUIRE MITIGATION IN ACCORDANCE WITH THIS ORDINANCE.

| | |
|---|-----------|
| # | DRAWN BY: |
| | JL |

COOPER LOCHTE
LANDSCAPE ARCHITECTURE L.L.C.
P.O. BOX 69006, SAN ANTONIO, TEXAS 78267 / TEL (210) 851-6570



TREE REMOVAL PLAN
SUDS DELUXE CARWASH
SITE DEVELOPMENT PLANS
HWY. 29, LEANDER, TEXAS

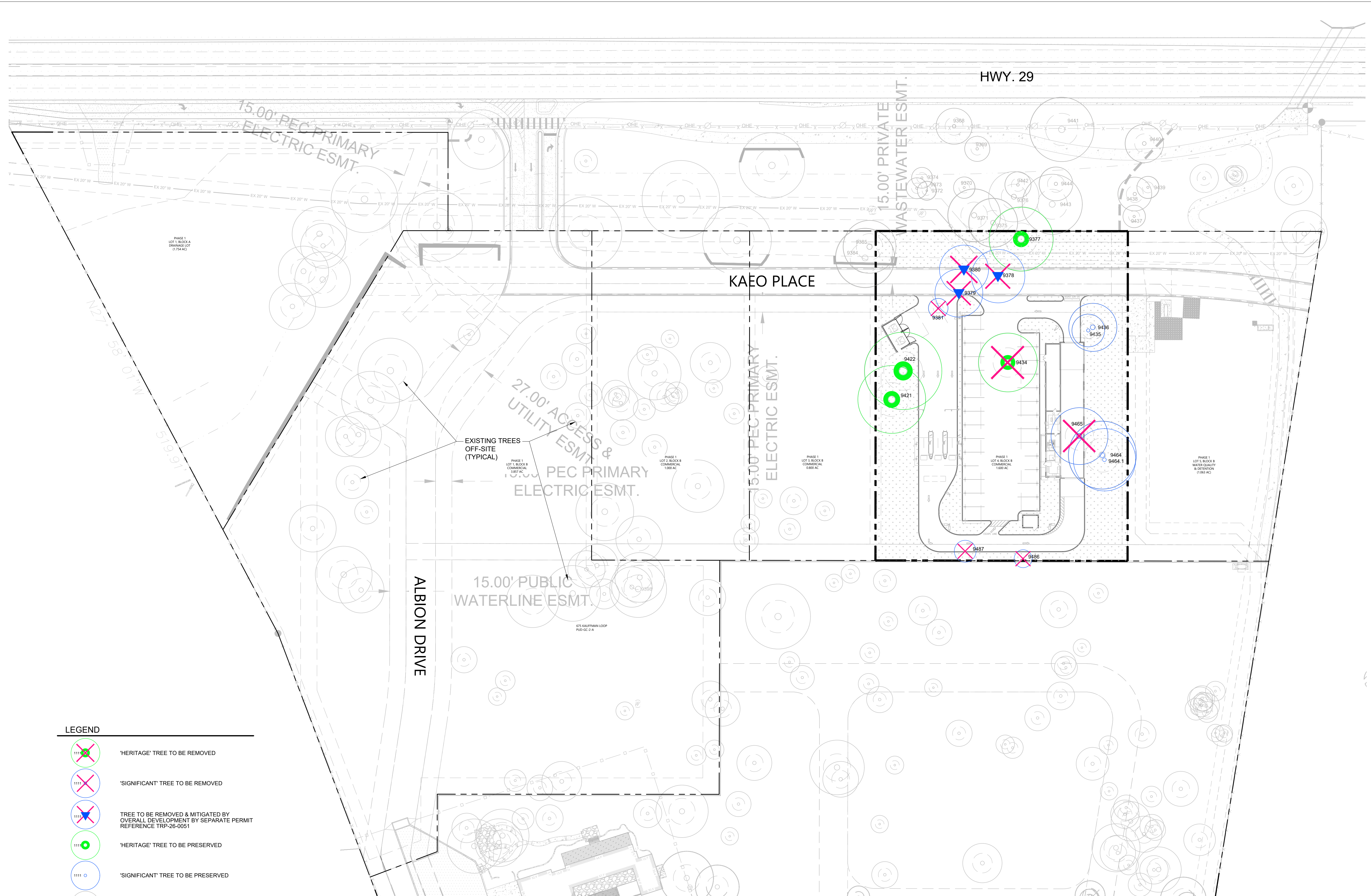
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| DRAWN BY: | JL |
| CHECKED BY: | JL |
| APPROVED BY: | JL |
| PROJECT NUMBER: | 25-014 |
| FILE LOCATION: | COOPER_25 |
| DATE: | 5/11/2026 |

SHEET

TRP-1

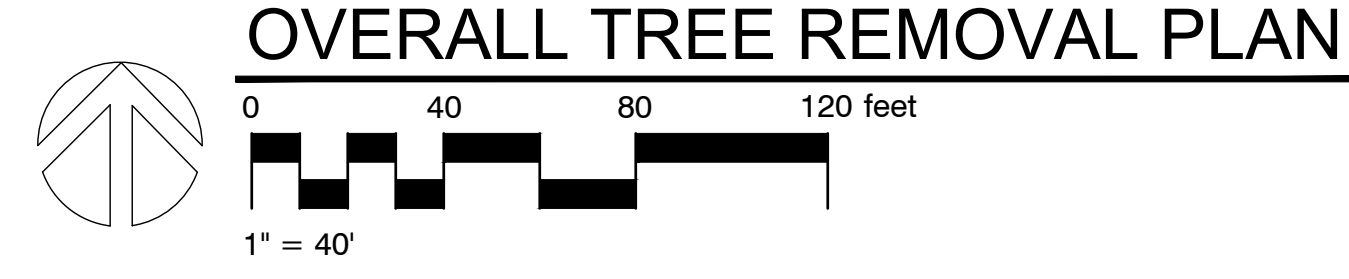
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Date: May 12, 2026 9:57am User: Jason Lochte
 File: P:\COOPER_2025\25-014_Suds-Leander\Design\Drawings\25-014_Sudal\constr-TR.dwg



LEGEND

| | |
|--|--|
| | 'HERITAGE' TREE TO BE REMOVED |
| | 'SIGNIFICANT' TREE TO BE REMOVED |
| | TREE TO BE REMOVED & MITIGATED BY OVERALL DEVELOPMENT BY SEPARATE PERMIT REFERENCE TRP-26-0051 |
| | 'HERITAGE' TREE TO BE PRESERVED |
| | 'SIGNIFICANT' TREE TO BE PRESERVED |
| | OFFSITE TREE (NOT CALCULATED) |
| | PROPERTY LINE |



| | |
|---|-----------|
| # | DRAWN BY: |
| | JL |

COOPER LOCHTE
 LANDSCAPE ARCHITECTURE, L.L.C.
 PO. BOX 69066, SAN ANTONIO, TEXAS 78267 / TEL. (512) 851-6570



OVERALL TREE REMOVAL PLAN
 SUDS DELUXE CARWASH
 SITE DEVELOPMENT PLANS
 HWY. 29, LEANDER, TEXAS

| | |
|-----------------|-----------|
| DRAWN BY: | JL |
| CHECKED BY: | JL |
| APPROVED BY: | JL |
| PROJECT NUMBER: | 25-014 |
| FILE LOCATION: | COOPER_25 |
| DATE: | 5/11/2026 |

SHEET
TRP-2
 2 OF 2 SHEET(S)

| | | |
|--------------------------------------|---------------------------|-------------------------|
| Tree Number | 9381 | PROPOSED REMOVAL |
| Imported Description \ Survey Number | | |
| Tree Species | Post Oak | |
| Diameter (DBH) | 9.5 | |
| Multi Stem | | |
| Condition | Fair | |
| Notes | fair structure & vitality | |
| Summary | | |

Photos



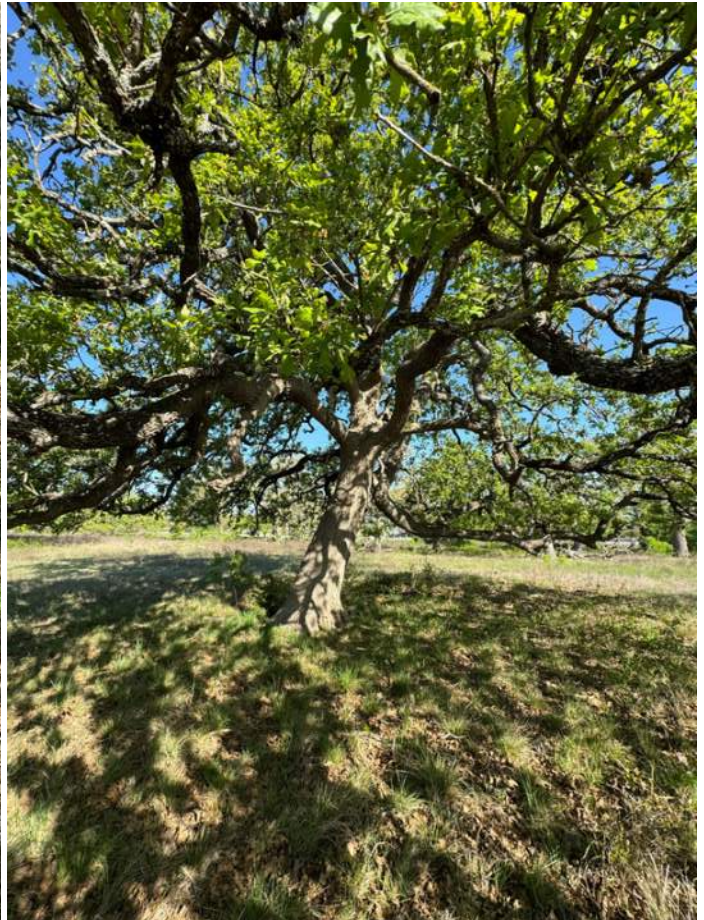
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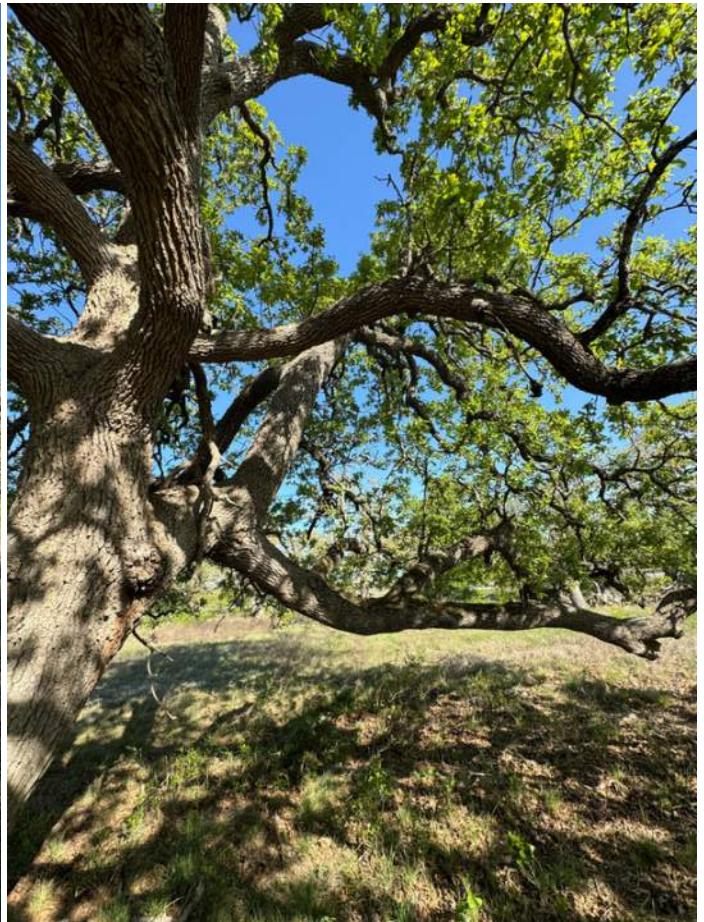
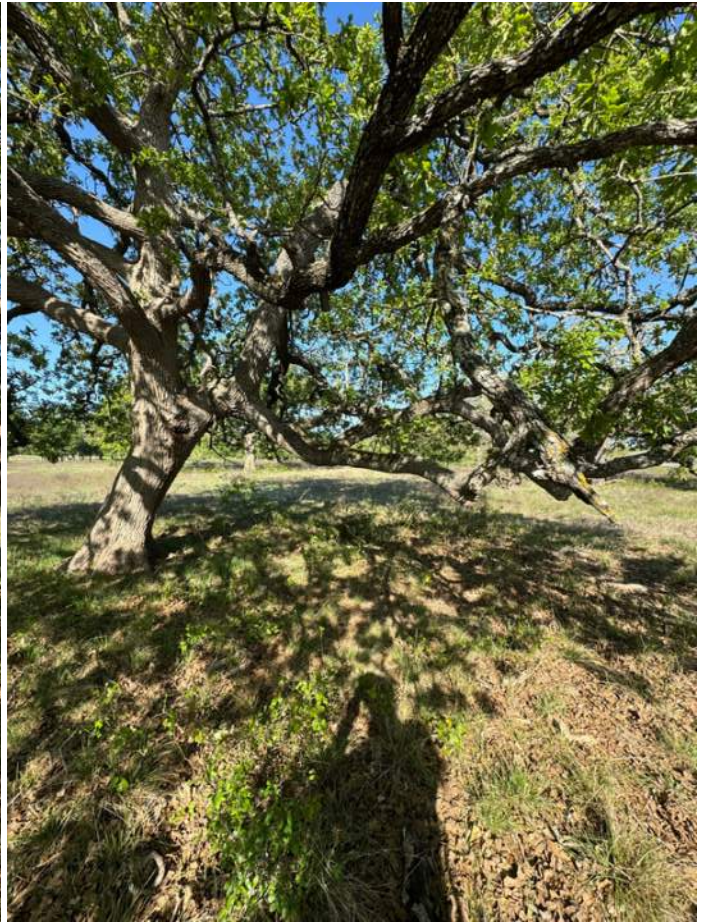


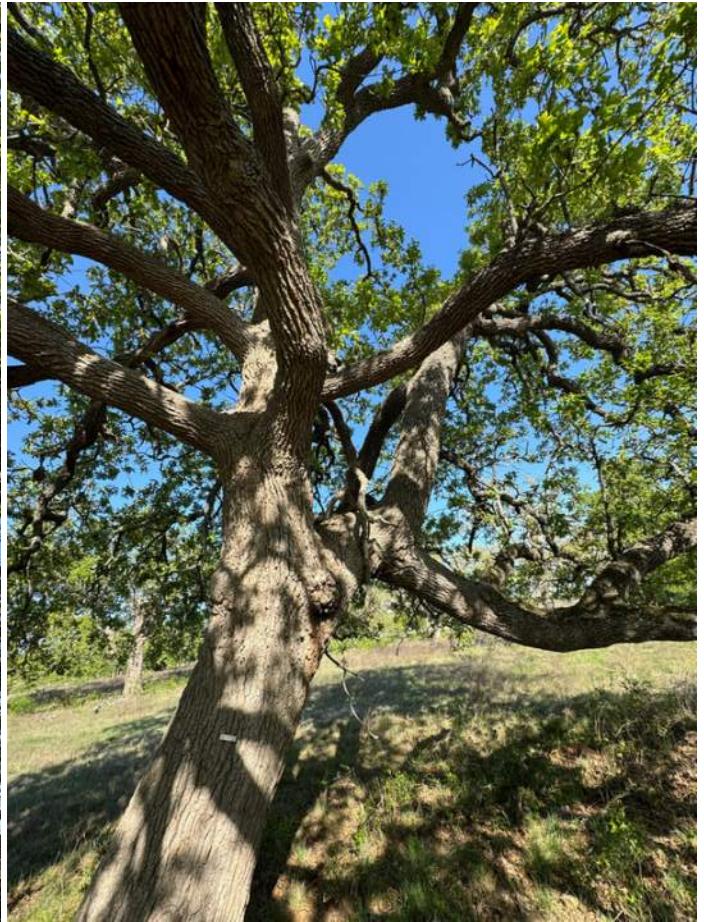
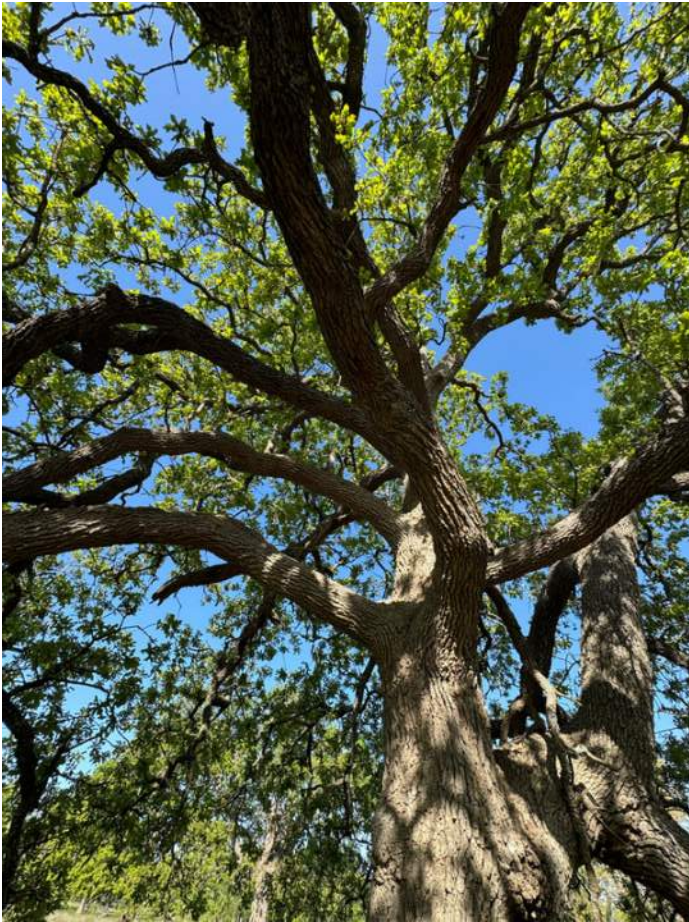
| | | |
|---|---|-------------------------|
| Tree Number | 9434 | PROPOSED REMOVAL |
| Imported Description \ Survey Number | | |
| Tree Species | Post Oak | |
| Diameter (DBH) | 26.5 | |
| Multi Stem | | |
| Condition | Fair | |
| Notes | fair structure, good vitality | |
| Summary | Interesting growth form with an imbalance N and low branches dipping down all of the way around it. Fair overall condition and a fair candidate for preservation. | |



Photos







NORTHING (Y) Central

10204263.2819692



Tree Mann Solutions, LLC

888-433-6040 | info@treemannsolutions.com, SAN ANTONIO | AUSTIN | DFW | HOUSTON

Page 4 of 5



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| | | |
|---|--|------------------|
| Tree Number | 9465 | PROPOSED REMOVAL |
| Imported Description \ Survey Number | | |
| Tree Species | Post Oak | |
| Diameter (DBH) | 26 | |
| Multi Stem | | |
| Condition | Good | |
| Notes | good structure & vitality | |
| Summary | Moderate storm damage and typical deadwood in the lower canopy for a tree of its size. Nice upright growth and a beautiful tree. | |



Photos





NORTHING (Y) Central

10204196.5122475



Tree Mann Solutions, LLC

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Page 3 of 4



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| | | |
|---|---------------------------|------------------|
| Tree Number | 9486 | PROPOSED REMOVAL |
| Imported Description \ Survey Number | | |
| Tree Species | Live Oak | |
| Diameter (DBH) | 8.5 | |
| Multi Stem | | |
| Condition | Fair | |
| Notes | fair structure & vitality | |
| Summary | | |



Photos



| | | |
|---|---------------------------|-------------------------|
| Tree Number | 9487 | PROPOSED REMOVAL |
| Imported Description \ Survey Number | | |
| Tree Species | Cedar Elm | |
| Diameter (DBH) | 10.5 | |
| Multi Stem | | |
| Condition | Fair | |
| Notes | fair structure & vitality | |
| Summary | | |



Photos

